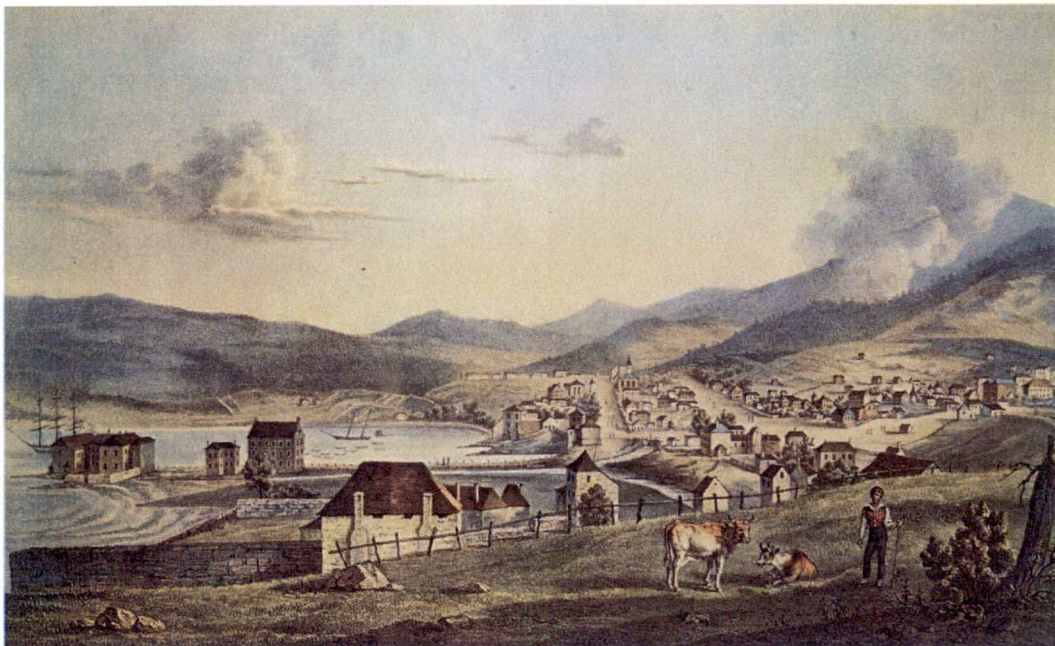


SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

including

EXPLANATORY NOTES, INVENTORY DATA SHEETS & HISTORIC LAND USE MAPS



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for the
Hobart City Council & Tasmanian Heritage Council

July 2003

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This document was originally prepared by Austral Archaeology Pty Ltd, David Parham and Lindy Scripps as a report to the Hobart City Council and Tasmanian Heritage Council. It was published in the present form in July 2003.

ISBN 0 9750909 1 7

Front cover:

Vue d'Hobart-Town, prise de l'Est (Ile Van-Diemen)

Plate 158 in J. S. C. Dumont D'Urville, *Voyage de la corvette l'Astrolabe ...*

Reproduced by courtesy Allport Library and Museum of Fine Arts, State Library of Tasmania.



Frontispiece: Wapping Parcel 2 archaeological excavation, 1998. (Austral Archaeology Pty Ltd photo courtesy of the Wapping Implementation Group)

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EXPLANATORY NOTES

1. PURPOSE

- 1.1 The purpose of the Sullivans Cove Archaeological Zoning Plan (SCAZP) is:
- a) to identify those areas within the Cove (the area covered by the *Sullivans Cove Planning Scheme 1997*) which are, or may be, of historical archaeological importance; and
 - b) to estimate the level or 'potential' of that importance.
- 1.2 The SCAZP is a basic heritage planning resource that will assist property owners, developers and land use planners in managing historical archaeological values in Sullivans Cove. By studying the physical evidence of the past, historical archaeology informs us about the way places evolved, how objects were made and used, and how people lived their daily lives.

2. FORMAT

- 2.1 The SCAZP comprises the following elements:
- a) Explanatory Notes (this document);
 - b) Archaeological Zone Map – a map of the planning area showing zones of varying archaeological sensitivity throughout Sullivans Cove;
 - c) Land Use Maps - showing land use in the planning area over different historical periods (at 25 year intervals);
 - d) Inventory - consisting of individual data sheets, providing detailed information for each property;
 - e) Select Bibliography
- 2.2 Where individual data sheets are made available to assist planning and management of a specific site, these should be accompanied by the Explanatory Notes and the Zone Map.

3. THE INVENTORY

- 3.1 Individual data sheets make up the SCAZP Inventory. Each sheet provides a 'snapshot' history, followed by a description and rating of the historical archaeological 'potential' of each property in the Cove. The rating also considers the likely effects of disturbance on archaeological values. The information contained in the inventory data sheets is generally based on secondary research and should be considered as a guide only. Similarly, the zoning plan should be considered as being broadly indicative of the general location and extent of historical archaeological issues present throughout the Cove. The following notes explain the type of information contained under the various headings in the data sheets.

Place Name

- 3.2 Where applicable, the popular name of the place (often historically linked) is provided.

Address

- 3.3 The street address of the property is consistent with Council property information (contained in base maps supplied to the consultant).

Locality

- 3.4 This identifies the general geographical location of the subject property within Sullivans Cove, where applicable.

Sullivans Cove Planning Scheme Zone

- 3.5 This identifies the Activity Areas as defined in the *Sullivans Cove Planning Scheme 1997*.

Historical Profile

- 3.6 The historical profile is a summary drawn from the numerous reports that have been written about places within the Cove. Supplementary information from key historic plans and photographs, and sources such as directories and assessment rolls have also been selectively included. The historical profile is intended as a summary only. It may be necessary to undertake further, more detailed historical research to address site specific or strategic management issues.

Key Significant Periods and Themes

- 3.7 Important periods and historical themes relevant to the subject property are identified in this section. The themes are derived from the Australian Heritage Commission's framework of historical themes.

Phases of Development

- 3.8 The number that appears under this heading relates to the number/s in brackets in the Historical Profile field. This shows how the site has developed over time.
- 3.9 Other symbols have also been used to provide more specific information about a subject property:

- a number in brackets '()' indicates that structures have been demolished;
- a number followed by a '+' sign indicates that there have been additions following a major development phase.

For example:

- 1+ means that the original structure is still standing but has been added to.
- 1(+) means that the additions have been demolished.
- (2) means that there have been two known phases of development on the subject property but all structures have been demolished.

Note: The number of phases of development is not always a reliable indicator of disturbance to potential archaeological deposits.

Select References

- 3.10 A summary of the key sources used in compiling the Historical Profile are presented here. The references are unlikely to represent all documentation on the subject property. More detailed information may be found in archival and other sources.

Context

- 3.11 This highlights the historical importance of Sullivans Cove both in a national context, and within Tasmania. In some cases the statement includes a summary of the historical development of specific parts of Sullivans Cove (e.g. Old Wharf, New Wharf, Central Cove and Wapping) before describing the archaeological values associated with the subject property under the heading, Archaeological Value/s.

Archaeological Values

- 3.12 This outlines the principal archaeological values associated with the subject property, including an indication of the contribution of the archaeological resource to the overall cultural significance of the place.

Extant Issues

- 3.13 This describes remnant structures or low level remains of earlier development within the Cove that are not an obvious part of an existing or currently used structure and/or that are not of specific architectural interest. They may include landmark topographical features, indication of building walls and/or remnant road infrastructure related to an earlier period etc.

Disturbance History

- 3.14 This includes an estimation of the nature and effect of development, with particular attention to likely sub-surface impacts.

Rating

- 3.15 The archaeological importance of each property is expressed in terms of a Zone (0, 1 or 2). Some properties may include a combination of Zones. The level of importance represented by each zone is as follows:

Zone 2: Where the subject property is likely to contain archaeological deposits that contribute to Tasmania's historic cultural heritage. To receive this rating, the subject property is assessed as having the potential to contain information that is not already adequately understood from existing records. In most cases, the integrity of archaeological deposits and features has been assessed as high, indicating minimal disturbance to those aspects of the place which contribute to its significance.

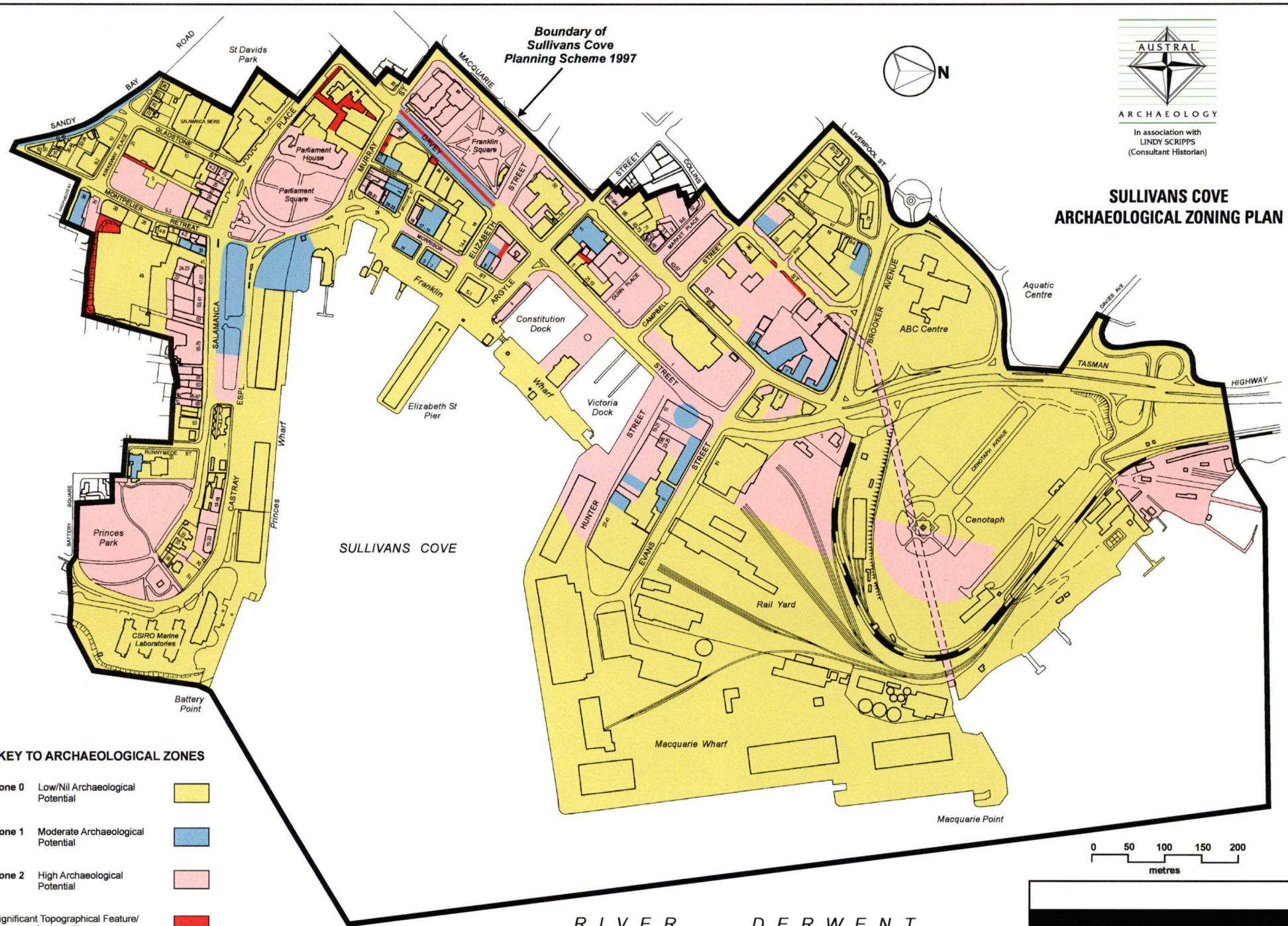
Zone 1: Where the property is likely to contain archaeological deposits of moderate significance in terms of ability to contribute to an understanding of Tasmania's historic cultural heritage. It may be that existing records already provide adequate information, or that the deposits are not likely to reveal original information. In most cases the rating is applied to places where it is predicted that archaeological deposits will have been disturbed to a degree which will negate their 'potential' to yield useful information.

Zone 0: Where there are no known archaeological deposits, where there are deposits which will not contribute to Tasmania's historic cultural heritage or where the deposits are likely to have been so disturbed that adequate, reliable information is not capable of being salvaged.

4. FURTHER INFORMATION

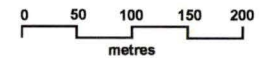
- 4.1 The SCAZP provides information which will be relevant to Schedule E, Part 1 of the *Sullivans Cove Planning Scheme 1997*, in particular Table 2 – Places of Archaeological Sensitivity. Advice regarding statutory obligations under the *Sullivans Cove Planning Scheme 1997* may be obtained from the Hobart City Council, GPO Box 503 Hobart 7001, phone (03) 6238 2711.
- 4.2 The SCAZP also enables the Tasmanian Heritage Council to provide guidance and informed advice regarding historical archaeological values, and the likely requirement for assessment, possible investigation and protection of those values. Advice regarding obligations under the *Historic Cultural Heritage Act 1995* may be obtained from the Tasmanian Heritage Office, GPO Box 618 Hobart 7001, phone (03) 6233 2067.
- 4.3 The SCAZP is limited to the evaluation of historical archaeological issues relating to development since the arrival of Europeans in Sullivans Cove in 1804. The plan does not negate the provisions of the *Aboriginal Relics Act 1975*, including the requirement for Permits under that Act. Further information regarding Aboriginal heritage issues and attendant legal obligations may be obtained from the Aboriginal Heritage Section, Tasmanian Heritage Office, GPO Box 44 Hobart 7001, phone (03) 6233 3927.

SULLIVANS COVE
ARCHAEOLOGICAL ZONING PLAN



KEY TO ARCHAEOLOGICAL ZONES

- Zone 0** Low/Nil Archaeological Potential
- Zone 1** Moderate Archaeological Potential
- Zone 2** High Archaeological Potential
- Significant Topographical Feature/
 Remnant Surface Structure



ARCHAEOLOGICAL ZONES

R I V E R D E R W E N T

INVENTORY DATA SHEETS

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Princes Park

ADDRESS

Castray Esplanade

LOCALITY

Battery Point

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

The park (2) was created following HCC acquisition of the site in 1882. Previously the site of 1811 signal station, Mulgrave Battery 1818, Prince of Wales Battery 1841-5, Albert Battery 1854 (1).

KEY SIGNIFICANT PERIODS AND THEMES

1811 - 1960 Communication

1818-1881: Military activity: Preparing to face invasion

1882-Present: Organised recreation: Parks and gardens

PHASES OF DEVELOPMENT

2

REFERENCES

Hudspeth & Scripps, *Sullivans Cove*; Hudspeth & Scripps, *Battery Point*.

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

ARCHAEOLOGICAL VALUE/S

The site is known to contain intact and accessible components of the Prince of Wales Battery and is likely to contain a variety of features associated with the evolution of defence and communications installations.

EXTANT ISSUES

Signal station cottage, signal mast, earthworks of Mulgrave battery, magazine and lamp gallery of Prince of Wales Battery.

DISTURBANCE HISTORY

Sub-surface disturbance as a result of park and garden establishment likely to have been minimal. Some disturbance likely as a result of subsequent phases of defence installation development.

RATING

Zone 2: High archaeological potential; minimal disturbance to identified significant phases; site likely to contain detailed information of an archaeological nature not contained in existing records; identifiable extant associations; existing and potential public heritage amenity.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Tide cottage

ADDRESS

25 Castray Esplanade

LOCALITY

Battery Point

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

Originally part of the garden attached to the Port Officer's house. That house was demolished and the allotment subdivided in 1889. The same year tide cottage was built. This small octagonal brick building was erected over an automatic tide gauge placed in a well at a depth of 7 feet (2.1 metres) below the lowest spring tides. The reference plaque provides the datum from which all tides in Tasmania are measured.

KEY SIGNIFICANT PERIODS AND THEMES

1889- Science and technology

PHASES OF DEVELOPMENT

1

REFERENCES

Hudspeth & Scripps, *Capital Port*.

CONTEXT

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EXTANT ISSUES

N/A

DISTURBANCE HISTORY

N/A

RATING

Zone 0: No known archaeological potential at this location.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

96 Salamanca Place

LOCALITY

Battery Point

SULLIVANS COVE PLANNING SCHEME ZONE

HISTORICAL PROFILE

Originally part of the garden attached to the Port Officer's house built in 1829. When this building was demolished in 1889 the allotment became part of the smaller garden attached to the new Harbour Master's house. The present building dates from post World War II.

KEY SIGNIFICANT PERIODS AND THEMES

1945+ - Australian homes

PHASES OF DEVELOPMENT

1

REFERENCES

Hudspeth & Scripps, *Capital Port*; Plan PWD 266/764, Sprent Plan 112.

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

N/A

RATING

Zone 0: No known archaeological potential at this location.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Harbour Masters House

ADDRESS

27 Castray Esplanade

LOCALITY

Battery Point

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

Built 1889 as accommodation for the Harbour Master (2). This building together with 100-106 Salamanca Place, was built on the allotment formerly occupied by an earlier Port Officers House built in 1829 (1).

KEY SIGNIFICANT PERIODS AND THEMES

1829 - Shipping: Harbour facilities

1829- Australian homes

PHASES OF DEVELOPMENT

2

REFERENCES

Hudspeth & Scripps, *Capital Port*; Plan PWD 266/764: CSO 1/364/8325 and CSO 1/369/8392.

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

ARCHAEOLOGICAL VALUE/S

Possible evidence of an earlier, c1829, phase of development (Port Officers House) may survive on allotment.

EXTANT ISSUES

Private property - extant issues not assessed.

DISTURBANCE HISTORY

Low; sub-surface deposits relating to earlier phases of development may have survived on the allotment.

RATING

Zone 2; High archaeological potential associated with any subsurface or low level remains of the 1829 structure. These have the potential to demonstrate the layout and fabric of an early Hobart Town structure in general, and, more specifically the comparative importance of the Port Officer in the administrative hierarchy of the fledgling colony based on size and fabric of the structure, the extent of any outbuildings and artefact bearing deposits that may shed light on socio-economic standing of the office and any advantages based on proximity to and association with trade and imports.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Boats Crew Quarters

ADDRESS

100-106 Salamanca Place

LOCALITY

Battery Point/New Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE: Built 1889 as accommodation for the Boats Crew attached to the Marine Board of Hobart(2). These buildings, together with 27 Castray Esplanade, were built on the allotment formerly occupied by an earlier Port Officers House built in 1829(1). Nos 100-2 and attached gardens occupy part of the site of the original house.

KEY SIGNIFICANT PERIODS AND THEMES

1830s- Shipping: Harbour facilities

1830s- Australian homes

PHASES OF DEVELOPMENT

2

REFERENCES

Hudspeth & Scripps, *Capital Port*; Plan PWD 266/764.

CONTEXT: Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

New Wharf was developed in the 1830s to provide more sheltered facilities for shipping than those already existing at Old Wharf. Traditionally a warehousing area, it became associated with whaling and maritime industries such as coopering. The late 19th century move towards finger piers in Central Cove and short term storage in wharf sheds saw some of the warehouses on New Wharf/Salamanca Place utilised for manufacturing.

ARCHAEOLOGICAL VALUE/S: Possible evidence of an earlier - 1829 - phase of development (Port Officers House) may survive on allotment.

EXTANT ISSUES

Private property - extant issues not assessed.

DISTURBANCE HISTORY

Low; sub-surface deposits relating to earlier phases of development may have survived on the allotment.

RATING

Zone 2; High archaeological potential associated with any subsurface or low level remains of the 1829 structure.

These have the potential to demonstrate the layout and fabric of an early Hobart Town structure in general, and, more specifically operation and development of the New Wharf including at the site specific level the comparative importance of the Port Officer in the administrative hierarchy of the fledgling colony based on size and fabric of the structure, the extent of any outbuildings and artefact bearing deposits that may shed light on socio-economic standing of the office and any advantages based on proximity to and association with trade and imports.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Ordnance Stores

ADDRESS

13-23 Castray Esplanade

LOCALITY

Battery Point/New Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE: The extant buildings comprise two wings of a John Lee Archer design that was never completed. Built in 1835-7 to house public stores received from England and articles manufactured in Government establishments in the colony. Following the withdrawal of British troops in 1870, Nos. 19-23 Castray Esplanade became the armoury for local defence forces, property was transferred to Australian Army in 1908 and to PMG's Dept in 1961 when Nos. 13-17 became the Office of Stores, later Supply and Tender Dept. A new brick office and store was built at the rear in 1962, and a new brick office block on the northern side in 1964. Converted to private offices etc 1990s.

KEY SIGNIFICANT PERIODS AND THEMES

1840-c. 1990: Government: Supply

1840-1956: Military Activity

PHASES OF DEVELOPMENT : 1(+)

REFERENCES: Scripps, *15-17 Castray Esplanade*.

CONTEXT: Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

New Wharf was developed in the 1830s to provide more sheltered facilities for shipping than those already existing at Old Wharf. Traditionally a warehousing area, it became associated with whaling and maritime industries such as coopering. The late 19th century move towards finger piers in Central Cove and short term storage in wharf sheds saw some of the warehouses on New Wharf/Salamanca Place utilised for manufacturing.

ARCHAEOLOGICAL VALUE/S: Structures previously on the site included stores, engine house and privies in the rear and, between the two buildings, an office-keepers cottage built by 1850 but replaced in 1905 by new cottage later used by the Army as married quarters and demolished 1972.

EXTANT ISSUES

Rear retaining wall to Salamanca Place with evidence of rebates.

DISTURBANCE HISTORY

Low; 1+ development phase that probably resulted in demolition and levelling, as opposed to deep excavation and removal, of earlier structures and associated deposits.

RATING

Zone 2; High archaeological potential associated with any subsurface or low level remains of the former stores, engine house and privies at rear of property and between the two main buildings. Also partially intact sub-surface remains of a 1850s office keeper's cottage may survive in the area later occupied by a 1905 structure demolished in 1972. Archaeological remains of phase 1 development and any associated deposits are likely to contribute to an understanding of the layout, fabric and functional details of this architecturally significant complex.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Grain Elevator Board Silos

ADDRESS

1 Castray Esplanade

LOCALITY

Battery Point/New Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) Part of the Squares on Salamanca Place traditionally used as merchants' and whalers' storage yards following the reclamation of New Wharf. (2) By late 19th century there were house and office buildings on the site. (3) These were demolished prior to the grain silos being built in 1956.

KEY SIGNIFICANT PERIODS AND THEMES

1830-1956 Marketing and retailing?

1956-c.1990 Feeding people

PHASES OF DEVELOPMENT

3

REFERENCES

Hudspeth & Scripps, *Sullivans Cove*; 1904 Vanniman photograph HCC 1900/95 (TMAG) and 1954 *Hobart and suburbs: Aerial survey map*.

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

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ARCHAEOLOGICAL VALUE/S

Archaeological values linked to key significant period/s probably compromised by subsequent site development processes - see Disturbance History, below.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

2 development phases including major impacts arising from the construction of the silos is likely to have a significant - probably apocalyptic - impact to the archaeological integrity of the site. Surviving deposits are likely to have been truncated and/or disturbed.

RATING

Zone 0; Developments on the site (notably construction of the grain silos in 1956) are likely to have resulted in sub-surface disturbance to the extent that the ability of any remaining archaeological resource to demonstrate the identified significant phase of the site's history is extremely limited.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

The Squares

ADDRESS

Salamanca Place

LOCALITY

Battery Point/New Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE:

(1) Part of the area reclaimed in 1830s to create New Wharf. The reclamation work was carried out by convict work gangs housed in two hulks moored off shore. Fill came from the quarry behind the warehouses. (2) Their mess room on shore was later used as a Bethel (demolished 1860). (3) These squares were traditionally yards for the storage of timber, oil barrels etc (4). Buildings including 1850s Landing Waiters Premises and late 19th century stores and warehouses were demolished in 1930s as part of a beautification project.

KEY SIGNIFICANT PERIODS AND THEMES

1830-4 Altering Environment: Reclamation: Working

1830-4 Convict Labour

1830s-1930s Commerce

1834-1860 Worship: Places of Worship

PHASES OF DEVELOPMENT : (4)

REFERENCES

Hudspeth & Scripps, *Sullivans Cove*; Hudspeth & Scripps, *Battery Point*, 1904 Vanniman photograph HCC 1900/95 (TMAG); TMAG photo Q190.

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

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ARCHAEOLOGICAL VALUE/S

Evidence of reclamation fill, and structural remains spanning the convict period construction phase through to late 19th century port administration including open yard spaces associated with working port trade. Note: Archaeological values linked to key significant period/s likely to be at least partially compromised by subsequent site development processes - see Disturbance History, below.

EXTANT ISSUES: N/A

DISTURBANCE HISTORY

Moderate/Variable; Comparison between the existing form of the Salamanca Place frontages and archival views (in particular the 1904 Vanniman photograph) indicates no appreciable changes in levels. This suggests that activities associated with the 1930s beautification project resulted in demolition of existing structures to the interface between foundations/reclaimed ground prior to landscaping. Slit trenches were

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

dug during World War II although the extent of these has not been substantiated. Post WWII beautification project involved the removal of the uppermost layer of soil to a depth of 1 foot and replacement with new topsoil.

RATING

Zone 2: High archaeological potential associated with the Landing Waiters Officer and the Bethel both of which were stone structures which have important links to the maritime administration of the port and the convict era.

Zone 1: Sub-surface archaeological evidence of yard spaces in The Squares fronting the Salamanca warehouses have the potential to contribute to an articulated understanding of the operation of a mid 19th century working port. However, the disturbance history of The Squares suggests that little more could be gained via archaeological means than is already known from historical documents including archival photographs.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Lenna

ADDRESS

Runnymede Street

LOCALITY

Battery Point/New Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

The present *Lenna* was built for Alexander McGregor in 1880 (2) on the site of an earlier - c. 1860 - less substantial house (1). Now forms part of a hotel-motel complex which was built in 1973.

KEY SIGNIFICANT PERIODS AND THEMES

1860-1973 Australian homes

1973- Present Eating and drinking

PHASES OF DEVELOPMENT

2+

REFERENCES

Hudspeth & Scripps, *Sullivans Cove*; Hudspeth & Scripps, *Battery Point*.

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ARCHAEOLOGICAL VALUE/S

Evidence of phase 1 house and garden layout. Note: Archaeological values linked to key significant period/s likely to be compromised or negated by subsequent site development processes - see Disturbance History, below.

EXTANT ISSUES

Possibility that phase 1 fabric has been incorporated into the 1880 development.

DISTURBANCE HISTORY

Phase 1 development likely to have been impacted by the construction of the 1880 house.

RATING

Zone 1: Rating based on extant issues query. If unsubstantiated then rating should reflect Zone 0 on the grounds that the 1880s development will most likely have destroyed evidence of the earlier structure and that the subsequent construction of the hotel-motel complex will have impacted a substantial portion of the yard and garden.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Gibson's Store

ADDRESS

91 - 93 Salamanca Place

LOCALITY

Battery Point

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

This site appears to have been undeveloped until the 1950s(?) when the eastern wing of the present building was built for Gibson's (?) whose flour mill was in Morrison Street. The other wing of the building between 93 and 89 Salamanca place was built later. Oral history indicates that horses were sometimes kept in the fenced paddock in the early 20th century.

KEY SIGNIFICANT PERIODS AND THEMES

1950s - Feeding people: Processing food

PHASES OF DEVELOPMENT

1+

REFERENCES

Hudspeth & Scripps, *Battery Point*, Hobart & Suburbs aerial survey maps 1954.

CONTEXT

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ARCHAEOLOGICAL VALUE/S

No archaeological resource identified.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

One, 1950s, development phase plus later extensions.

RATING

Zone 0: No archaeological potential identified at this location.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

95 Salamanca Place

LOCALITY

Battery Point/New Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

This site appears to have been undeveloped until the 1950s(?) when the present building was built for Tasmanian Grain Elevators. Oral history indicates that horses were sometimes kept in the fenced paddock.

KEY SIGNIFICANT PERIODS AND THEMES

1950s - Feeding people: Processing food

PHASES OF DEVELOPMENT

1+

REFERENCES

Hudspeth & Scripps, *Battery Point*.

CONTEXT

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ARCHAEOLOGICAL VALUE/S

No archaeological resource identified.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

One, 1950s, development phase.

RATING

Zone 0: No archaeological potential identified at this location.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Nathan & Moses Warehouse

ADDRESS

89 Salamanca Place

LOCALITY

Battery Point/New Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

A three-storey stone warehouse, this and the warehouses at Nos 85 and 87 comprise a row of three built by Charles McLachlan in the late 1830s following the reclamation of New Wharf. Nathan & Moses, wholesale merchants and importers, acquired the property in 1847 and operated their business there until 1902 when the property was sold to Thomas Wood.

KEY SIGNIFICANT PERIODS AND THEMES

1830s-1960s: Marketing and Retailing.

PHASES OF DEVELOPMENT

1

REFERENCES

Hudspeth & Scripps, *Sullivans Cove*.

CONTEXT

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New Wharf was developed in the 1830s to provide more sheltered facilities for shipping than those already existing at Old Wharf. Traditionally a warehousing area, it became associated with whaling and maritime industries such as coopering. The late 19th century move towards finger piers in Central Cove and short term storage in wharf sheds saw some of the warehouses on New Wharf/Salamanca Place utilised for manufacturing.

ARCHAEOLOGICAL VALUE/S

Potential deposits and features associated with earliest phase of structural development on site. Archaeological information may shed light on construction details, function of yard spaces etc. These are associated with a highly significant extant group of structures that comprised a large part of the New Wharf, Tasmania's main shipping and mercantile facility from the mid 19th century onwards.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

One development phase on reclaimed land.

RATING

Zone 2: High archaeological potential associated with phase one - extant - development.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

McPherson's Store

ADDRESS

87 Salamanca Place

LOCALITY

Battery Point/New Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

The three storey stone warehouse on the street frontage was the middle one of a row of three built in the late 1830s following the reclamation of New Wharf. There are later extensions at the rear. It was sold in 1847 to McPherson & Francis, merchants who also operated out of Melbourne. In 1870 the property was acquired by Alexander McGregor of Lenna and it continued to be used as a warehouse until well into this century.

KEY SIGNIFICANT PERIODS AND THEMES

1830s-1960s: Marketing and retailing

PHASES OF DEVELOPMENT

1+

REFERENCES

Hudspeth & Scripps, *Sullivans Cove*.

CONTEXT

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ARCHAEOLOGICAL VALUE/S

Surviving deposits and features associated with the earliest phase of structural development on site. Archaeological information may shed light on construction details, function of yard spaces etc. These are associated with a highly significant extant group of structures that comprised a large part of the New Wharf, Tasmania's main shipping and mercantile facility from the mid 19th century onwards.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Largely phase one development with the exception of rear extension.

RATING

Zone 2: High archaeological potential associated with phase one plus - extant - developments.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Page's Wool Store

ADDRESS

85 Salamanca Place

LOCALITY

Battery Point/New Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

A three storey stone warehouse originally built in the late 1830s by Charles McLachlan and one of a row of three comprising also Nos. 87 and 89. Between 1847 and 1890 it was operated as a wool store by John Page. In 1890 the property was acquired by Alexander McGregor of Lenna.

KEY SIGNIFICANT PERIODS AND THEMES

1830s-1960s Marketing and retailing

PHASES OF DEVELOPMENT

1

REFERENCES

Hudspeth & Scripps, *Sullivans Cove*; *Assessment rolls*, *Fire plans*, *Post Office directories*.

CONTEXT

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ARCHAEOLOGICAL VALUE/S

Potential deposits and features associated with the earliest phase of structural development on site. Archaeological information may shed light on construction details, function of yard spaces etc. These are associated with a highly significant extant group of structures that comprised a large part of the New Wharf, Tasmania's main shipping and mercantile facility from the mid 19th century onwards.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

One development phase on reclaimed land.

RATING

Zone 2: High archaeological potential associated with phase one - extant - development.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Downing's Store

ADDRESS

83 Salamanca Place

LOCALITY

Battery Point/New Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

A three storey stone warehouse built c. 1840 and distinguishable from neighbouring warehouses by its chimney at the front. Later additions at rear. It was a merchant store, owned at one time by Charles McLachlan, until 1862 when it became part of Johnson's Cooperage - this business operated at these premises and those adjacent until the 1930s.

KEY SIGNIFICANT PERIODS AND THEMES

1862-1930s Industry: Light industry

PHASES OF DEVELOPMENT

1+

REFERENCES

Hudspeth & Scripps, *Sullivans Cove*; *Assessment rolls*, *Fire plans*, *Post Office directories*.

CONTEXT

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ARCHAEOLOGICAL VALUE/S

Potential deposits and features associated with earliest phase of structural development on site. Archaeological information may shed light on construction details, function of yard spaces including associations with artisan's activities (ie, cooperage). These are associated with a highly significant extant group of structures that comprised a large part of the New Wharf, Tasmania's main shipping and mercantile facility from the mid 19th century onwards.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Largely phase one development with the exception of rear extensions.

RATING

Zone 2: High archaeological potential associated with phase one plus - extant - developments including function of the place as an artisan's establishment (ie, cooperage).

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Johnson's Cooperage

ADDRESS

81 Salamanca Place

LOCALITY

Battery Point/New Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

Originally only two storeys, later additions were made at the rear and a third floor was added early 20th century. Between 1842 and 1931 it was operated by Johnson Brothers, coopers (from c.1913 it was operated by a former Johnson apprentice 'Skipper' Batt)

KEY SIGNIFICANT PERIODS AND THEMES

1862-1931 Industry: Light industry

PHASES OF DEVELOPMENT

1+

REFERENCES

Hudspeth & Scripps, *Battery Point*, Scripps, *Industrial Heritage of Hobart*, *Assessment rolls*, *Post Office directories*.

CONTEXT

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ARCHAEOLOGICAL VALUE/S

Potential deposits and features associated with history of use as a cooperage. Archaeological information may shed light on construction details, function of yard spaces etc. These are associated with a highly significant extant group of structures that comprised a large part of the New Wharf, Tasmania's main shipping and mercantile facility from the mid 19th century onwards.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Minimal - associated with evolution of cooperage.

RATING

Zone 2: High archaeological potential associated with function of the place as an artisan's establishment (ie, cooperage). Ability to demonstrate the various phases of site development and function over time.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Peacock's Jam Factory

ADDRESS

65-79 Salamanca Place

LOCALITY

Battery Point/New Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE: This row comprises: (a) a pair of four-storey stone warehouse built by Addison Brothers c. 1843 and joined by a 'bridge of sighs' over the access lane to Kelly's Steps. A two-storey store was later built at the rear of No. 79 and is now in ruins. The buildings were used as merchant stores until the early 1900s when the site was acquired by jam manufacturer, W. D. Peacock. (b) A row of three-storey warehouses built c. 1844 by William Young and Askin Morrison. By 1860 Askin Morrison owned this row and had extended considerably at the rear along what is now Wooby's Lane - among the buildings which are extant were his private dwelling and stables. These buildings were also acquired by W. D. Peacock c. 1900. W. D. Peacock & Co. were taken over by Jones & Co in the 1920s.

KEY SIGNIFICANT PERIODS AND THEMES

1843-1911 Marketing and retailing

1911-1920s Feeding people: Processing food

PHASES OF DEVELOPMENT

1+

REFERENCES: Hudspeth & Scripps, *Battery Point*, Scripps, *Industrial Heritage of Hobart*, *Assessment rolls*, *Fire plans*, *Post Office directories*.

CONTEXT; Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

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ARCHAEOLOGICAL VALUE/S: Range of potential deposits and features associated with mid 19th century commercial functions and private usage. These are associated with a highly significant extant group of structures that comprised a large part of the New Wharf, Tasmania's main shipping and mercantile facility from the mid 19th century onwards.

EXTANT ISSUES: Ruins of two storey store at rear of No. 79.

DISTURBANCE HISTORY: Probably some modification of mid 19th century structures to accommodate later jam factory use.

RATING

Zone 2: High archaeological potential to contribute to an understanding of the complex phases of use and occupation in particular, in differentiating between jam factory use and earlier mercantile function including the remains of the former store at rear of No. 79.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Turner's Jam Factory

ADDRESS

49-61 Salamanca Place

LOCALITY

Battery Point/New Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE: A row of three storey stone warehouses built between 1833 and 1836. Nos. 49-51 were built by Captain Andrew Haig in 1833, and is the oldest building in Salamanca Place - the property originally extended to Hampden Road where his residence Narryna was situated. Nos. 53-61 were originally four separate holdings but the whole site was acquired by Charles Swanston in 1836. It is possible that there were already buildings on the site but Swanston built the present block which operated as a bonded store and wine vaults or tavern until 1851. Subsequently the buildings were used as merchant stores until Nos. 59-61 were acquired by Johnson Brothers, jam manufacturers, in 1880. This business and the premises at Nos. 49-61 were taken over by J.G. Turner fruit merchants and jam manufacturers in 1924. Extensive additions were made at the rear by both Johnson Bros and J. G. Turner. Turner's 1920s store and canister works have since been demolished.

KEY SIGNIFICANT PERIODS AND THEMES

1833-1924 Marketing and retailing

1880-1960 Feeding the people: Processing food.

PHASES OF DEVELOPMENT

1(+)

REFERENCES: Hudspeth & Scripps, *Sullivans Cove*; *Assessment rolls*, *Fire plans*, *Post Office directories*.

CONTEXT: Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

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ARCHAEOLOGICAL VALUE/S:

Range of potential deposits and features associated with mid to late 19th century commercial functions. These are associated with a highly significant extant group of structures that comprised a large part of the New Wharf, Tasmania's main shipping and mercantile facility from the mid 19th century onwards.

EXTANT ISSUES:

N/A

DISTURBANCE HISTORY

Probably some modification of mid 19th century structures to accommodate later jam factory use but mostly additions as opposed to demolition of original infrastructure.

RATING

Zone 2: High archaeological potential to contribute to an understanding of the complex phases of use and occupation in particular, in differentiating between jam factory use and earlier mercantile group of buildings that have wider associations with Captain Haig and Narryna.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Kerr, Bogle & Co's Store

ADDRESS

63 Salamanca Place

LOCALITY

Battery Point/New Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

A three storey stone warehouse built in 1834 for Kerr, Bogle & Co., merchants and shipping agents. The building continued to be used as merchants stores until the 1890s when it was acquired by Kennedy Bros. who had taken over the foundry at No. 45. Kennedy used the building as residence and warehouse. In 1951 the building was refurbished as offices for the Caltex Oil Company.

KEY SIGNIFICANT PERIODS AND THEMES

1834-1951 Marketing and retailing

PHASES OF DEVELOPMENT

1+

REFERENCES

Hudspeth & Scripps, *Sullivans Cove*; Scripps, *Woobys Lane*, *Assessment rolls*, *Fire plans*, *Post Office directories*.

CONTEXT

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ARCHAEOLOGICAL VALUE/S

Range of potential deposits and features associated with mid to late 19th century commercial functions. These are associated with a highly significant extant group of structures that comprised a large part of the New Wharf, Tasmania's main shipping and mercantile facility from the mid 19th century onwards.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Probably some modification of mid 19th century structures to accommodate subsequent residential usage followed by 1950s refurbishment but these are unlikely to have caused extensive subsurface disturbance.

RATING

Zone 2: High archaeological potential to contribute to an understanding of the two major functional phases, in particular, in differentiating between mercantile function and later residential use.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Derwent Iron Works

ADDRESS

47 Salamanca Place

LOCALITY

Battery Point/New Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) In the 1840s the site was owned by J. Grant and appears in assessment rolls as an office occupied by coal merchant David Laing, with a shed and the yard occupied by cooper Joseph Withers. (2) These insubstantial buildings were replaced in 1860 by offices and workshops of the Derwent Iron Works operated by Alex Clark - these are the present stone buildings on the site. In 1919 the property was acquired by Kennedy Bros who continued the business and operated the quarry behind.

KEY SIGNIFICANT PERIODS AND THEMES

1860- Industry: Engineering and construction

PHASES OF DEVELOPMENT

2

REFERENCES

Hudspeth & Scripps, *Battery Point*, Scripps, *Industrial Heritage of Hobart*, *Assessment rolls*, *Fire plans*, *Post Office directories*.

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New Wharf was developed in the 1830s to provide more sheltered facilities for shipping than those already existing at Old Wharf. Traditionally a warehousing area, it became associated with whaling and maritime industries such as coopering. The late 19th century move towards finger piers in Central Cove and short term storage in wharf sheds saw some of the warehouses on New Wharf/Salamanca Place utilised for manufacturing.

ARCHAEOLOGICAL VALUE/S

Range of potential deposits and features associated with mid to late 19th century industrial functions. These are associated with a highly significant extant group of structures that comprised a large part of the New Wharf, Tasmania's main shipping and mercantile facility from the mid 19th century onwards.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Pre-1860s developments are unlikely to have survived substantial disturbance arising from construction of the Derwent Iron Works.

RATING

Zone 2: High archaeological potential to contribute to a functional understanding of the iron works.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Salamanca Quarry

ADDRESS

Salamanca Place

LOCALITY

Battery Point/New Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) The quarry was extensively used in the 1830s to provide fill for the reclamation works at New Wharf and metal for road works particularly in Battery Point. It was worked at intervals into the 20th century. (2) Photographic evidence from the 1850s suggests that there were workshops of some kind situated within the quarry but the function of these have not been identified. (3) During the 1950s the quarry floor was used by the Marine Board of Hobart as the site of its pile casting yard, producing concrete piles for the new wharves at Macquarie Point. (4) 1990s townhouse development

KEY SIGNIFICANT PERIODS AND THEMES

1830s Exploiting natural resources: Mining and quarrying

1950s Industry: Engineering and construction

PHASES OF DEVELOPMENT

4

REFERENCES

Hudspeth & Scripps, *Battery Point*, Hudspeth & Scripps, *Capital port*, *Fire plans*.

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

New Wharf was developed in the 1830s to provide more sheltered facilities for shipping than those already existing at Old Wharf. Traditionally a warehousing area, it became associated with whaling and maritime industries such as coopering. The late 19th century move towards finger piers in Central Cove and short term storage in wharf sheds saw some of the warehouses on New Wharf/Salamanca Place utilised for manufacturing.

ARCHAEOLOGICAL VALUE/S

The Salamanca quarry is a highly significant and obvious feature in the Sullivans Cove landscape.

Evidence of workshops associated with the early phase of quarry operation are potentially of high archaeological significance. Note: archaeological values linked to key significant period/s negated by subsequent site development processes - see Disturbance History, below.

EXTANT ISSUES

Quarry face.

DISTURBANCE HISTORY

High, major impacts arising from the construction of townhouses are likely to have had a significant - probably apocalyptic - impact to the archaeological integrity of the quarry floor. Surviving features and deposits associated with early to mid 19th century workshops are therefore unlikely to have escaped destruction.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

RATING

Zone 2: Quarry face is a significant topographical feature in the Sullivans Cove landscape. It is central to an understanding of how the foreshore was modified and has a direct association with public works from the early to mid 19th century.

Zone 0: High disturbance and consequently very low potential for survival of significant archaeological features and/or deposits on the quarry floor.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Clements & Marshall's Store

ADDRESS

41 Salamanca Place

LOCALITY

Battery Point/New Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

The present building occupied by Salamanca Fruit Market was originally two buildings, one behind the other, erected in 1901 (3). Prior to this a number of small businesses had operated from the site(1?). In the 1840s and 1850s, John Johnson operated a 'bazaar' and later a butchery from the site. (2) Late 19th century photographs show a large galvanised iron shed on the site.

KEY SIGNIFICANT PERIODS AND THEMES

1840- Marketing and retailing

PHASES OF DEVELOPMENT

3?

REFERENCES

Hudspeth & Scripps, *Sullivans Cove; Assessment rolls, Fire plans, Post Office directories.*

CONTEXT

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ARCHAEOLOGICAL VALUE/S

Historical information on the 19th century profile of this site is sketchy. Consequently the archaeological potential of the site lies in the ability to determine phases of development not represented in the historical record. Note: Archaeological values linked to key significant period/s probably partially compromised by subsequent site development processes - see Disturbance History, below.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Evidence of 19th century developments are likely to have been disturbed but not totally destroyed through construction of Clements & Marshall's store in 1901.

RATING

Zone 1: The archaeological potential of the site lies in the ability to provide insight to 19th century uses of the place not implicit in historical documentation. This evidence is likely to have been disturbed by 1901 development. In this respect structural evidence is likely to have survived development disturbances better than soil deposits.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Knopwood's Retreat

ADDRESS

39 Salamanca Place

LOCALITY

Battery Point/New Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE: A three-storey stone building originally erected in 1834 by Thomas Hewitt. It has had a continuous history as licensed premises under a number of different names. It was originally the Whaler's Return. Part of the building also operated as a shop - during the 19th and early 20th centuries this was usually a fruiterers or similar. The building has been extended 1950s at the rear, extending the frontage on Montpelier Retreat and replacing an earlier single storey extension (see photo in Rowntree, *Battery Point today and yesterday*, p.19)

KEY SIGNIFICANT PERIODS AND THEMES

1834- present: Eating and drinking

PHASES OF DEVELOPMENT

1+

REFERENCES: Hudspeth & Scripps, *Sullivans Cove*; *Assessment rolls*, *Fire plans*, *Post Office directories*.

CONTEXT: Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

New Wharf was developed in the 1830s to provide more sheltered facilities for shipping than those already existing at Old Wharf. Traditionally a warehousing area, it became associated with whaling and maritime industries such as coopering. The late 19th century move towards finger piers in Central Cove and short term storage in wharf sheds saw some of the warehouses on New Wharf/Salamanca Place utilised for manufacturing.

ARCHAEOLOGICAL VALUE/S: Archaeological potential resident in subsurface components of extant 1st generation, 1834, structure. Associated deposits may shed light upon continuing function of the building as a public house. Important as a representative of a relatively widespread but poorly understood facet of this period of waterside culture. Potential to facilitate comparisons between contemporaneous establishments (eg, Sailors Rest & Lord Rodney Inn).

EXTANT ISSUES: N/A

DISTURBANCE HISTORY

1st generation building extant - minimal disturbance to subsurface deposits and features. Most modifications likely to extant structure.

RATING

Zone 2: High archaeological potential to contribute to an understanding of the evolution of a public house from 1834 to the present. Comparatively important as an example of type.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Hopkins' Lime Store

ADDRESS

35 Salamanca Place

LOCALITY

Battery Point/New Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

The present building (2) was erected as a lime store for N. L. Hopkins in the 1940s. The site was a yard and shed used for storage purposes prior to this. For a long period late 19th and early 20th century it was Tolman's wood and coal yard (1).

KEY SIGNIFICANT PERIODS AND THEMES

1890s-1940s+ Industry: Light industry

PHASES OF DEVELOPMENT

2?

REFERENCES

Hudspeth & Scripps, *Sullivans Cove; Assessment rolls, Fire plans, Post Office directories.*

CONTEXT

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New Wharf was developed in the 1830s to provide more sheltered facilities for shipping than those already existing at Old Wharf. Traditionally a warehousing area, it became associated with whaling and maritime industries such as coopering. The late 19th century move towards finger piers in Central Cove and short term storage in wharf sheds saw some of the warehouses on New Wharf/Salamanca Place utilised for manufacturing.

ARCHAEOLOGICAL VALUE/S

Archaeological values linked to key significant period/s negated by subsequent site development processes - see Disturbance History, below.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

1940s construction likely to have disturbed deposits associated with earlier storage yard functions.

RATING

Zone 0: Minimal archaeological potential expected at this site.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Forsyth's Sail Loft

ADDRESS

33 Salamanca Place

LOCALITY

Battery Point/New Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

Four storey stone warehouse built by George Armytage in 1840. Operated as merchant stores until the mid 1890s when the building was acquired by John and George Forsyth, ship chandlers and sail makers. Later part of Hopkins' lime store

KEY SIGNIFICANT PERIODS AND THEMES

1890s-1930s(?) Industry: Light industry

PHASES OF DEVELOPMENT

1

REFERENCES

Hudspeth & Scripps, *Sullivans Cove, Assessment rolls, Fire plans, Post Office directories.*

CONTEXT

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New Wharf was developed in the 1830s to provide more sheltered facilities for shipping than those already existing at Old Wharf. Traditionally a warehousing area, it became associated with whaling and maritime industries such as coopering. The late 19th century move towards finger piers in Central Cove and short term storage in wharf sheds saw some of the warehouses on New Wharf/Salamanca Place utilised for manufacturing.

ARCHAEOLOGICAL VALUE/S

Archaeological potential limited to subsurface construction details of extant 1840s warehouse.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Limited sub-surface disturbance expected. Most modifications likely to extant structure.

RATING

Zone 2: High archaeological potential of sub-surface construction details and deposits associated with 1st generation warehouse structure.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

The Sailors Rest

ADDRESS

31 Salamanca Place

LOCALITY

Battery Point/New Wharf

SULLIVANS COVE PLANNING SCHEME ZONE: Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE: Four storey stone building built by merchant Frederick Arundel Downing c. 1840. Originally comprising two stores, one being Downing's own business premises and the other leased. Mid 1840s it was converted to a tavern known as the Neptune Inn. In 1885 it became the Sailor's Home, later the Sailor's Rest, managed by a number of charitable bodies including the Ladies Christian Association. It continued to provide accommodation and recreational facilities for seamen until 1951. It then became a bulk lime store for N. L. Hopkins Pty Ltd (then also at Nos. 33 and 35)

PHASES OF DEVELOPMENT : 1

KEY SIGNIFICANT PERIODS AND THEMES

1845-1885 Eating and drinking

1885-1951 Welfare

REFERENCES: Hudspeth & Scripps, *Sullivans Cove; Assessment rolls, Fire plans, Post Office directories.*

CONTEXT: Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

New Wharf was developed in the 1830s to provide more sheltered facilities for shipping than those already existing at Old Wharf. Traditionally a warehousing area, it became associated with whaling and maritime industries such as coopering. The late 19th century move towards finger piers in Central Cove and short term storage in wharf sheds saw some of the warehouses on New Wharf/Salamanca Place utilised for manufacturing.

ARCHAEOLOGICAL VALUE/S: Archaeological potential resident in subsurface components of extant 1st generation, c1840 storehouse structure. Associated deposits may shed light upon function of the building as a public house over a 40 year period. Important as a representative of a relatively widespread but poorly understood facet of this period of waterside culture. Potential to facilitate comparisons between contemporaneous establishments (eg, Knopwoods Retreat & Lord Rodney Inn)

EXTANT ISSUES: N/A

DISTURBANCE HISTORY

1st generation building extant - minimal disturbance to subsurface deposits and features expected. Most modifications likely to extant structure.

RATING

Zone 2: High archaeological potential for sub-surface construction details and deposits associated with 1st generation storehouse/s. Potential archaeological deposits and features are likely to contribute to an understanding of the evolution of a public house from mid 1840s to 1885. Comparatively important as an example of type.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Lord Rodney Inn

ADDRESS

29 Salamanca Place

LOCALITY

Battery Point/New Wharf

SULLIVANS COVE PLANNING SCHEME ZONE: Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE: Three storey stone building erected 1841 by William Clues, shipping owner. In mid 1840s it became the Lord Rodney Inn and continued to operate as such until the mid 1890s when it was converted into a jam factory by F. W. Moore. This business lasted less than ten years at this address and the building became a warehouse for a succession of businesses,

KEY SIGNIFICANT PERIODS AND THEMES

c.1845-1895 Eating and drinking

c.1895-1905 Feeding people: Processing food

1905-present Marketing and retailing

PHASES OF DEVELOPMENT : 1

REFERENCES: Hudspeth & Scripps, *Sullivans Cove*; *Assessment rolls*, *Fire plans*, *Post Office directories*.

CONTEXT: Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

New Wharf was developed in the 1830s to provide more sheltered facilities for shipping than those already existing at Old Wharf. Traditionally a warehousing area, it became associated with whaling and maritime industries such as coopering. The late 19th century move towards finger piers in Central Cove and short term storage in wharf sheds saw some of the warehouses on New Wharf/Salamanca Place utilised for manufacturing.

ARCHAEOLOGICAL VALUE/S: Archaeological potential resident in subsurface components of extant 1st generation, c. 1840 structure. Associated deposits may shed light upon function of the building as a public house over a 50 year period. Important as a representative of a relatively widespread but poorly understood facet of this period of waterside culture. Potential to facilitate comparisons between contemporaneous establishments (eg, Sailors Rest & Knopwoods Retreat)

EXTANT ISSUES: N/A

DISTURBANCE HISTORY: 1st generation building extant - minimal disturbance to subsurface deposits and features expected. Most modifications likely to extant structure.

RATING

Zone 2: High archaeological potential of sub-surface construction details and deposits associated with 1st generation storehouse/s. Potential archaeological deposits and features are likely to contribute to an understanding of the evolution of a public house from mid 1840s to mid 1890s. Comparatively important as an example of type.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS
27 Salamanca Place

LOCALITY
Battery Point/New Wharf

SULLIVANS COVE PLANNING SCHEME ZONE
Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

A three storey stone warehouse built in 1841 by Bernard Walford. Long continuous history as merchant stores and offices.

KEY SIGNIFICANT PERIODS AND THEMES

1841 - Marketing and retailing

PHASES OF DEVELOPMENT

1

REFERENCES

Hudspeth & Scripps, *Sullivans Cove*; *Assessment rolls*, *Fire plans*, *Post Office directories*.

CONTEXT

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ARCHAEOLOGICAL VALUE/S

Archaeological potential limited to subsurface construction details of extant 1841 warehouse.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Limited sub-surface disturbance expected. Most modifications likely to extant structure.

RATING

Zone 2: High archaeological potential of sub-surface construction details and deposits associated with 1st generation warehouse structure.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

25 Salamanca Place

LOCALITY

Battery Point/New Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

Three storey stone warehouse erected by Bernard Walford in 1841. Circa 1912, it became the factory of the Tasmanian Rosella Preserving Company until the company built new premises at New Town in the early 1930s. Later the stores of W. H. Ikin & Son.

KEY SIGNIFICANT PERIODS AND THEMES

1841-1912 Marketing and Retailing

1912-1930s Feeding people: Processing food.

PHASES OF DEVELOPMENT

1

REFERENCES

Hudspeth & Scripps, *Sullivans Cove*; *Assessment rolls*, *Fire plans*, *Post Office directories*.

CONTEXT

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ARCHAEOLOGICAL VALUE/S

Archaeological potential limited to subsurface construction details of extant 1841 warehouse.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Limited sub-surface disturbance expected. Most modifications likely to extant structure.

RATING

Zone 2: High archaeological potential of sub-surface construction details and deposits associated with 1st generation warehouse structure.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

21-23 Salamanca Place

LOCALITY

Battery Point/New Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

A three storey building erected in 1840 by Bernard Walford. Has a long history as licensed premises.

KEY SIGNIFICANT PERIODS AND THEMES

1840-present: Eating and drinking

PHASES OF DEVELOPMENT

1

REFERENCES

Hudspeth & Scripps, *Sullivans Cove*; *Post Office directories*.

CONTEXT

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ARCHAEOLOGICAL VALUE/S

Archaeological potential resident in subsurface components of extant 1st generation, 1840 structure. Associated deposits may shed light upon the longstanding function of the building as a public house. Important as a representative of a relatively widespread but poorly understood facet of this period of waterside culture. Potential to facilitate comparisons between contemporaneous establishments (eg, Sailors Rest, Lord Rodney Inn & Knopwoods Retreat)

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

1st generation building extant - minimal disturbance to subsurface deposits and features expected. Most modifications likely to extant structure.

RATING

Zone 2: High archaeological potential of sub-surface construction details and deposits associated with 1st generation structure. Potential archaeological deposits and features are likely to contribute to an understanding of the evolution of a public house over a significant period of time. Comparatively important as an example of type.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Supreme Court

ADDRESS

1 - 9 Salamanca Place

LOCALITY

Battery Point/New Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(2) Built 1977 partly on the site of four two-storey stone warehouses (and partly on an area formerly St David's Park) originally built in the 1840s and variously used as stores, stables and a cider factory (1).

KEY SIGNIFICANT PERIODS AND THEMES

c.1840-1970 Marketing and retailing
1912-1970 Feeding people: Processing food

PHASES OF DEVELOPMENT

2

REFERENCES

Hudspeth & Scripps, *Sullivans Cove*; Scripps, *Mercury cider*; *Assessment rolls*, *Fire plans*, *Post Office directories*.

CONTEXT

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At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

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ARCHAEOLOGICAL VALUE/S

Archaeological potential limited to remnant features from 1840s warehouses including stable and cider factory. Note: Archaeological values linked to key significant period/s probably negated by subsequent site development processes - see Disturbance History, below.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

1977 construction of Supreme Court complex likely to have variably disturbed archaeological features and deposits associated with c. 1840+ warehouse development and subsequent functions.

RATING

Zone 0: Minimal archaeological potential based on demolition history and 1977 Supreme Court development. Better examples of warehouse construction exist in extant form elsewhere in the Cove. Potentially significant details of cider factory layout and function are unlikely to yield useful information since the facility does not appear to have been purpose built. Archaeological evidence of adaptive re-use is unlikely to be definitive given the disturbance history.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Salamanca Mews

ADDRESS

Gladstone Street

LOCALITY

Battery Point/New Wharf

SULLIVANS COVE PLANNING SCHEME ZONE: Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE: (4) 1990s town house development on sites previously numbered 7-17 Gladstone Street. No. 7 was for most of the 19th century a carrier's yard. By 1900, however, it was the site of Francis Rowntree's engineering works and foundry. These premises were taken over c. 1914 by Johnson & Wells which continued the foundry at the site until c. 1960 (?). Between c. 1879 and 1885 Nos. 9-11 was the site of an iron smelter operated unsuccessfully by two different companies (1). In 1885 the furnaces were taken down and the premises were refitted by Frank Bond whose bark factory continued to operate from the site until the 1950s. (2) Nos 13-17 were originally residential, No. 13 being a substantial single dwelling and No. 17 a terrace of three until replaced by commercial and industrial premises c. 1940 (3). The terrace development was created by the subdivision of Nos. 23 and 25 Kirksway Place but the later commercial development extended over the former backyards of Nos. 27 and 29 Kirksway Place.

KEY SIGNIFICANT PERIODS AND THEMES

1840-1900 Transport: Roads

1879-1960 Industry: Engineering and construction

1885-1950s Industry: Light industry

PHASES OF DEVELOPMENT : 4

REFERENCES: Hudspeth & Scripps, *Sullivans Cove*; Hudspeth & Scripps, *Battery Point*; Scripps, *Industrial Heritage of Hobart*; *Assessment rolls, Fire plans, Post Office directories.*

CONTEXT: Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

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New Wharf was developed in the 1830s to provide more sheltered facilities for shipping than those already existing at Old Wharf. Traditionally a warehousing area, it became associated with whaling and maritime industries such as coopering. The late 19th century move towards finger piers in Central Cove and short term storage in wharf sheds saw some of the warehouses on New Wharf/Salamanca Place utilised for manufacturing.

ARCHAEOLOGICAL VALUE/S: Note: Archaeological values linked to key significant period/s probably negated by subsequent site development processes - see Disturbance History, below.

EXTANT ISSUES: N/A

DISTURBANCE HISTORY: 1990s mews development likely to have resulted in substantial, widespread impacts to the entire suite of archaeological values representative of the historical profile of former properties at 7 - 17 Gladstone Street.

RATING

Zone 0: Minimal archaeological potential expected at this site due to disturbance history.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

2-4 Gladstone Street

LOCALITY

Battery Point/New Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

Conjoined two storey rendered stone buildings. Originally built 1840s? as merchant stores, now used as offices. At one time part of the Tyne foundry.

KEY SIGNIFICANT PERIODS AND THEMES

1840s-c.1900 Marketing and retailing

PHASES OF DEVELOPMENT

1?

REFERENCES

Hudspeth & Scripps, *Sullivans Cove*; Hudspeth & Scripps, *Battery Point*; Scripps, *Industrial Heritage of Hobart*; *Assessment rolls, Fire plans, Post Office directories.*

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

New Wharf was developed in the 1830s to provide more sheltered facilities for shipping than those already existing at Old Wharf. Traditionally a warehousing area, it became associated with whaling and maritime industries such as coopering. The late 19th century move towards finger piers in Central Cove and short term storage in wharf sheds saw some of the warehouses on New Wharf/Salamanca Place utilised for manufacturing.

ARCHAEOLOGICAL VALUE/S

Archaeological potential limited to subsurface construction details of extant 1840s building/s.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Limited sub-surface disturbance expected. Most modifications likely to extant structure.

RATING

Zone 2: High archaeological potential of sub-surface construction details and deposits associated with extant 1st generation stone building/s.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Salamanca Inn

ADDRESS

10 Gladstone Street

LOCALITY

Battery Point

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(4) 1990s hotel development. Previously numbered 6-12 Gladstone Street. (1) Originally a residential area, this address subsequently had a long history as an industrial site. (2) In 1877 a steam flour mill was established at Nos. 6-8 by J. Peet. During the 1890s this became the site of the Tasmanian Steam Laundry operated by the proprietors of Aiken's Woollen Mills and then F. W. Moore's stores. T. C. Johnson who established the Tyne foundry at No. 2 in c. 1900 later built a new factory on this site (3). Nos. 10-12 continued to be residential until Johnson & Wells redeveloped this site also as part of their foundry.

KEY SIGNIFICANT PERIODS AND THEMES

1877-c. 1888 Feeding people: Processing food

1890s Industry: Light industry

1900-c. 1960 Industry: Engineering and construction

PHASES OF DEVELOPMENT

4?

REFERENCES

Hudspeth & Scripps, *Battery Point*; Scripps, *Industrial Heritage of Hobart*; *Assessment rolls, Fire plans, Post Office directories.*

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ARCHAEOLOGICAL VALUE/S

Note: Archaeological values linked to key significant period/s probably negated by subsequent site development processes - see Disturbance History, below.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

1990s development likely to have resulted in substantial, widespread impacts to the entire suite of archaeological values representative of the historical profile of former properties at 6 - 12 Gladstone Street.

RATING

Zone 0: Minimal archaeological potential expected at this site due to disturbance history.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

The Ombudsman Cottage

ADDRESS

23 Kirksway Place

LOCALITY

Battery Point

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

Originally part of an 1806 grant to Robert Knopwood, this site was kept in reserve during early subdivisions of the property. The site of Nos. 23 and 25 Kirksway Place were sold to builder William Cheverton in 1868 and in 1875 his business partner William Andrews built the two cottages now on the sites. William Andrews lived at No. 23 until c.1890. The house continued to be a private residence until the 1950s when it was run as a boarding house. In 1956 a garage and outbuildings at the rear of the house were demolished by Frank Moore to make way for a brick store and offices. This later building was used as a freight depot until c. 1974 and was demolished c. 1979.

KEY SIGNIFICANT PERIODS AND THEMES

1875-1970s Australian homes

PHASES OF DEVELOPMENT

1(+)

REFERENCES

Scripps, *The Ombudsman's Cottage, 23 Kirksway Place*; *Assessment rolls, Fire plans, Post Office directories.*

CONTEXT

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At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

ARCHAEOLOGICAL VALUE/S

No archaeological resource identified.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

N/A

RATING

Zone 0: No known archaeological potential at this location.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Gibson's House

ADDRESS

25 Kirksway Place

LOCALITY

Battery Point

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

Originally part of an 1806 grant to Robert Knopwood, this site was kept in reserve during early subdivisions of the property. The site of Nos. 23 and 25 Kirksway Place were sold to builder William Cheverton in 1868 and in 1875 his business partner William Andrews built the two cottages now on the sites. The house was the home of William Gibson who established Gibson's Flour Mill, and then of his son, William J. Gibson until just before World War I when it became a boarding house. During the 1970s it was the National Trust's shop and office.

KEY SIGNIFICANT PERIODS AND THEMES

1875-1970s Australian homes

PHASES OF DEVELOPMENT

1

REFERENCES

Assessment rolls, Fire plans, Post Office directories.

CONTEXT

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ARCHAEOLOGICAL VALUE/S

No archaeological resource identified.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

N/A

RATING

Zone 0: No known archaeological potential at this location.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

27 Kirksway Place

LOCALITY

Battery Point

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

Originally part of an 1806 grant to Robert Knopwood, this site was kept in reserve during early subdivisions of the property. A house was built at No. 27 during the 1860s. It was then owned and occupied by J. C. Tolman, a wood and coal merchant.

KEY SIGNIFICANT PERIODS AND THEMES

1860s-Present Australian homes

PHASES OF DEVELOPMENT

1

REFERENCES

Assessment rolls, Fire plans, Post Office directories.

CONTEXT

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EXTANT ISSUES

N/A

DISTURBANCE HISTORY

N/A

RATING

Zone 0: No known archaeological potential at this location.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

29 Kirksway Place

LOCALITY

Battery Point

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

Originally part of an 1806 grant to Robert Knopwood, this site was kept in reserve during early subdivisions of the property but was sold possibly in the 1840s. By 1847 a house had been built for William Barnes at No. 29 on what was then a larger allotment.

KEY SIGNIFICANT PERIODS AND THEMES

1840s-Present Australian homes

PHASES OF DEVELOPMENT

1

REFERENCES

Assessment rolls, Fire plans, Post Office directories.

CONTEXT

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EXTANT ISSUES

N/A

DISTURBANCE HISTORY

N/A

RATING

Zone 0: No known archaeological potential at this location.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Kirksway House

ADDRESS

Kirksway Place

LOCALITY

Battery Point

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1). The property was offered for sale in the subdivision of Rev. Knopwood's grant in 1838. On the Montpelier Street frontage were private dwellings at 31-33 Montpelier Retreat built 1840s. No buildings appear on the Harrington Street frontage until c. 1870. During the 1870s-80s buildings numbered 2-6 Harrington Street (now Kirksway Place) and known as the Derwent School were operated by Frederick Norman. This appears to have become a private house for a period before becoming a guest house known as 'Labrador.' (2) The buildings were demolished c.1960. when the present Kirksway House was built.

KEY SIGNIFICANT PERIODS AND THEMES

1870-1890 Schools: Private schools

1840s-1960s Australian homes

PHASES OF DEVELOPMENT

2

REFERENCES

Rowntree, *Battery Point: Today and yesterday; Assessment rolls, Post Office directories.*

CONTEXT

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ARCHAEOLOGICAL VALUE/S

Archaeological values linked to key significant period/s probably negated by subsequent site development processes - see Disturbance History, below.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

1960s development likely to have resulted in intensive, widespread impacts to the entire suite of archaeological values.

RATING

Zone 0: Very low archaeological potential expected at this site due to disturbance history.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

The Deviation

ADDRESS

Sandy Bay Road b/w Kirksway Place and Montpelier Retreat

LOCALITY

Battery Point

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) This part of Hobart began to be developed in the 1830s-1840s following the break-up of several grants of land in the area which became an economic proposition after the development of New Wharf.
(2) The road was constructed in 1886 to allow traffic to bypass the narrow and congested intersection of what was then Harrington Street and Montpelier Retreat. It appears that there were no major structures in the path of the new route but a number of back yards were truncated and outbuildings demolished.

KEY SIGNIFICANT PERIODS AND THEMES

1886 Transport: Roads

PHASES OF DEVELOPMENT

2

REFERENCES

Rowntree, *Battery Point today and yesterday*; Scripps, *Sandy Bay-Selfs Point Sewerage Project Historical Research; Assessment rolls*.

CONTEXT

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ARCHAEOLOGICAL VALUE/S

Archaeological values linked to key significant period probably compromised by subsequent site development processes - see Disturbance History, below.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

1886 road development likely to have resulted in impacts to yard spaces and insubstantial outbuildings.

RATING

Zone 1: Minimal archaeological potential expected at this site due to disturbance history.

PLACE NAME

Montpelier Retreat Car Park

ADDRESS

1 Kirksway Place

LOCALITY

Battery Point

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

The car park covers an area once occupied by 1-9 Kirksway Place and 11-27 Montpelier Retreat. The site was traditionally a residential area comprising private dwellings, some of them set on internal blocks. A laneway running off Kirksway Place gave access to the rear of some properties. Nos. 1-9 Kirksway Place appears to have been undeveloped until c.1880 when a house and shop was built at the corner and a pair of conjoined houses at Nos. 5-7. At number 9 next to the laneway was a building known as the Salvation Army Barracks. This organisation came to Tasmania in 1883 and were at this address by 1887 - this appears to have been the first building on the site. Shortly before World War I the Salvos moved to new barracks in Liverpool Street and their old building is shown as occupied by Herbert Lloyd. The frontages on Montpelier Retreat were also largely undeveloped until the 1880s. Demolished c. 1960?

KEY SIGNIFICANT PERIODS AND THEMES

c. 1880-1950s Australian homes

c. 1887-1914 Worship: Building places of worship: City missions

PHASES OF DEVELOPMENT

(1+)

REFERENCES

Rowntree, *Battery Point today and yesterday; Assessment rolls, Fire plans, Post Office directories.*

CONTEXT

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ARCHAEOLOGICAL VALUE/S

Archaeological resource likely to comprise well preserved evidence of a c1880 era residential development. Whilst it is acknowledged that architectural examples of this period exist in extant form elsewhere in the city, evidence of c1880 material culture and functional yard and garden layouts are unlikely to have survived (without modification or 'sanitisation') to the present.

The Montpelier Retreat car park is a discrete precinct that potentially represents a snapshot of the period. In this case, beyond footprint and basic details, building remnants are of lesser importance than associated deposits and external space layouts.

EXTANT ISSUES

Brick & sandstone wall remnant visible at western extremity of carpark. Historical information suggests this relates to c1880 residential development.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

DISTURBANCE HISTORY

Deep impacts unlikely - 1960s demolition likely to have been limited to a levelling exercise to create car park surface. 1880s - 1960s occupation undoubtedly resulted in modification to original form and layout but probably not of the magnitude that occurred from c. 1960 onwards.

RATING

Zone 2: Archaeological potential linked to material culture and spatial layout of a discrete 1880s period development that is unlikely to have been extensively modified or cleaned up prior to demolition and creation of car park. Information on the socio-economic status and domestic situation of urban dwellers retrieved from site specific contexts is scant and generally 'unfashionable' as a research subject.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME
Parliament Square

ADDRESS
Sullivans Cove

LOCALITY
Hobart

SULLIVANS COVE PLANNING SCHEME ZONE
Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) An area filled in and levelled during the course of the reclamation of New Wharf in the early 1830s.
(2) A market was established on the site by 1834. It continued until the 1890s and was the place for trading bulky items such as timber or hay. Other items such as fruit and vegetables were sold through the New Market (now the site of the City Hall). The market was enclosed and contained a large number of sheds and stalls, many of them built of brick. The management of the market was became the responsibility of the Hobart City Council following the establishment of local government in 1842. (3) The market closed in the mid 1890s and by 1899 the site had been levelled. By 1900 the gardens had been landscaped.

KEY SIGNIFICANT PERIODS AND THEMES

1830-1834 Altering environment for economy: Reclaiming land

1834-c. 1896: Marketing and retailing

1899-Present: Organised recreation: Parks and gardens

PHASES OF DEVELOPMENT

3

REFERENCES

Hudspeth & Scripps, *Sullivans Cove*; Austral Archaeology, *Parliamentary Precinct Conservation Plan*; Photographs TMAG Q1086; HCC 1880/45: 'Plan of the Old market, leased from the Corporation of Hobart 1884'.

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

ARCHAEOLOGICAL VALUE/S

Archaeological potential to provide insight to one of Hobart Town's major early trading facilities including function of individual spaces. Wider associations beyond the port through developing an understanding of commodities for sale.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Deep impacts unlikely - c1899 demolition likely to have been limited to a levelling exercise to create gardens.

RATING

Zone 2: High archaeological potential both in terms of state of preservation and ability to provide information which, beyond broad description, is not contained in historical documents. Layout, function and associated deposits have the capacity to provide details on demand and supply in respect of bulk commodities forming a significant aspect of waterfront activity and trade.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Prince's Wharf No. 1 Car Park

ADDRESS

Sullivans Cove

LOCALITY

Hobart/New Wharf

SULLIVANS COVE PLANNING SCHEME ZONE: Sullivans Cove 'Working Port'

HISTORICAL PROFILE: (1) Partly land reclaimed during the New Wharf project of the early 1830s. An extension of the Old Market which operated in Parliament Square 1834 -1896. The market appears not to have extended to Market Wharf until the 1850s (2). It included some permanent structures including two coffee stalls. Plans and photographs suggest that it was not enclosed. (3) Area was cleared late 1890s at the same time as the Old Market.

KEY SIGNIFICANT PERIODS AND THEMES

1850s-1896 Marketing and retailing

PHASES OF DEVELOPMENT : 3

REFERENCES: Directories, Australasian Sketcher 10 May 1879; 'Plan of the Old Market, leased from the Corporation of Hobart 1884'; Photographs TMAG Q1086, Q 202.

CONTEXT: Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

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New Wharf was developed in the 1830s to provide more sheltered facilities for shipping than those already existing at Old Wharf. Traditionally a warehousing area, it became associated with whaling and maritime industries such as coopering. The late 19th century move towards finger piers in Central Cove and short term storage in wharf sheds saw some of the warehouses on New Wharf/Salamanca Place utilised for manufacturing.

ARCHAEOLOGICAL VALUE/S: Archaeological potential to provide insight to one of Hobart Town's major early trading facilities including function of individual spaces. Wider associations beyond the port through developing an understanding of commodities for sale.

EXTANT ISSUES: N/A

DISTURBANCE HISTORY: Deep impacts unlikely – c. 1899 demolition likely to have been limited to a levelling exercise. However, combination of carpark and later shed development coupled with the fact that this component of the market was not enclosed may mean that archaeological evidence at this location is not as robust as the Parliament Square section of the facility.

RATING

Zone 1: Moderate archaeological potential in terms of state of preservation. Ability to provide information which, beyond broad description, is not contained in historical documents. Layout, function and associated deposits have the capacity to provide details on demand and supply in respect of bulk commodities forming a significant aspect of waterfront activity and trade.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

21 Kirksway Place

LOCALITY

Battery Point

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) Traditionally a residential area. Nos. 11-15 Kirksway Place was a terrace erected during the 1850s. Another terrace of three was erected during the 1860s - all six buildings were known as Montpelier Terrace. At No. 19 a Miss Dodge operated a private school from c. 1880 - c. 1910. The present address also includes the sites of Nos. 16-20 Gladstone Street which were private dwellings erected c. 1890. (2) These buildings demolished 1960s(?). Present office building erected 1990s.

KEY SIGNIFICANT PERIODS AND THEMES

1850-1960 Australian homes

PHASES OF DEVELOPMENT

2

REFERENCES:

Assessment rolls, Fire plans, Post Office directories, Drainage plans.

CONTEXT

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ARCHAEOLOGICAL VALUE/S

Archaeological values linked to key significant period/s probably negated by subsequent site development processes - see Disturbance History, below.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Deep impacts likely due to construction of modern office building.

RATING

Zone 0: Very low archaeological potential expected at this site due to disturbance history.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

38 Montpelier Retreat

LOCALITY

Battery Point

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) Formerly the site of the Montpelier Retreat Hotel a red brick building which was at the corner of Knopwood Street and Montpelier Retreat. The Hotel was licensed by 1847. The remainder of the site was part of the garden attached to the house known as Cottage Green No. 2 (to differentiate it from the original Cottage Green which was built by Robert Knopwood on another site) built c.1830 and extended c.1834. Both demolished c.1960. (2) Modern office building

KEY SIGNIFICANT PERIODS AND THEMES

1830s Early settlement

c.1840- Eating and drinking

PHASES OF DEVELOPMENT

2

REFERENCES

Rowntree, *Battery Point today and yesterday; Assessment rolls, Post Office directories, Drainage plans.*

CONTEXT

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At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

ARCHAEOLOGICAL VALUE/S

Archaeologically important as a representative of a relatively widespread but poorly understood facet of mid 19th century waterside culture. Potential to facilitate comparisons between contemporaneous establishments (eg, Sailors Rest, Lord Rodney Inn & Knopwoods Retreat). Note: Archaeological values linked to key significant period/s probably compromised or negated by subsequent site development processes - see Disturbance History, below.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Widespread disturbance to subsurface deposits likely as a result of modern office building construction.

RATING

Zone 1: Minimal archaeological potential expected at this site due to disturbance history.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

30 Montpelier Retreat

LOCALITY

Battery Point

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) This site comprises the yard attached to the former Montpelier Retreat Hotel and the house known as Cottage Green No. 2 (to differentiate it from the original Cottage Green which was built by Robert Knopwood on another site). Built in 1831 by James Grant who extended it in 1834. (2) Demolished 1960 and now a car park.

KEY SIGNIFICANT PERIODS AND THEMES

1830s Early settlement

PHASES OF DEVELOPMENT

2

REFERENCES

Rowntree, *Battery Point today and yesterday; Assessment rolls, Post Office directories, Drainage plans.*

CONTEXT

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ARCHAEOLOGICAL VALUE/S

Archaeologically important as a representative of a relatively widespread but poorly understood facet of mid 19th century waterside culture. Potential to facilitate comparisons between contemporaneous establishments (eg, Sailors Rest, Lord Rodney Inn & Knopwoods Retreat).

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Deep impacts unlikely - 1960s demolition likely to have been limited to a levelling exercise to create car park surface.

RATING

Zone 2: High archaeological potential, albeit limited to hotel yard deposits and outbuildings that are unlikely to have been extensively modified or cleaned up prior to demolition, levelling and creation of car park. This site has high potential to provide information on material culture (ie, outbuilding function, analysis of bottle dump contents) that contrast with, for example, public house locations in the high density Salamanca warehouse group.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

26-28 Montpelier Retreat

LOCALITY

Battery Point

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) There were buildings on this site from the 1830s, soon after the street was formed. The allotment was granted to Thomas Hewitt in 1837 and Frankland's plan of 1839 shows a substantial building. This would appear to be a private residence but by the 1880s the site was C. Tolman's timber yard. (2) In 1890 Andrew Buyers established a foundry at the site continuing in business until ? The foundry buildings were demolished c. 1960? (3) Modern office buildings.

KEY SIGNIFICANT PERIODS AND THEMES

1830s Early settlement

1880s Marketing and retailing

1890- Engineering and construction

PHASES OF DEVELOPMENT

3

REFERENCES

Assessment rolls, Fire plans, Post Office directories, Drainage plans.

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

ARCHAEOLOGICAL VALUE/S

Archaeological values linked to key significant period/s probably negated by subsequent site development processes - see Disturbance History, below.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Deep impacts likely due to construction of modern office building.

RATING

Zone 0: Very low archaeological potential expected at this site due to disturbance history.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

8-14 Montpelier Retreat

LOCALITY

Battery Point

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) A terrace of four cottages built 1850s demolished c.1960. (2) Modern office building.

KEY SIGNIFICANT PERIODS AND THEMES

1850s-1960 Australian homes

PHASES OF DEVELOPMENT

2

REFERENCES

Assessment rolls, Fire plans, Post Office directories, Drainage plans.

CONTEXT

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ARCHAEOLOGICAL VALUE/S

Archaeological values linked to key significant period/s probably negated by subsequent site development processes - see Disturbance History, below.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Deep impacts likely due to construction of modern office building.

RATING

Zone 0: Very low archaeological potential expected at this site due to disturbance history.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

6 Montpelier Retreat

LOCALITY

Battery Point

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) A two storey stone building built (as merchant store?) by 1834. (2) Demolished (post 1945) and replaced by present building.

KEY SIGNIFICANT PERIODS AND THEMES

1834-1945 Marketing and retailing

PHASES OF DEVELOPMENT

2

REFERENCES

Assessment rolls, Fire plans, Post Office directories, Drainage plans; Amy Rowntree, Battery Point today and yesterday (esp. photo p. 19).

CONTEXT

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ARCHAEOLOGICAL VALUE/S

Archaeological values linked to key significant period/s probably negated by subsequent site development processes - see Disturbance History, below.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Deep impacts likely due to construction of existing building on site.

RATING

Zone 0: Very low archaeological potential expected at this site due to disturbance history.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

2-4 Montpelier Retreat

LOCALITY

Battery Point

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

Two storey stone building built by 1834.

KEY SIGNIFICANT PERIODS AND THEMES

1834-Present Marketing and retailing

PHASES OF DEVELOPMENT

1+

REFERENCES

Assessment rolls, Fire plans, Post Office directories, Drainage plans; Amy Rowntree, Battery Point today and yesterday (esp. photo p. 19).

CONTEXT

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ARCHAEOLOGICAL VALUE/S

Potential deposits and features associated with earliest phase of structural development at this location. Archaeological information may shed light on construction details and functional associations not available from documentary sources. Existing building part of a highly significant extant group of structures that comprised a large part of the New Wharf, Tasmania's main shipping and mercantile facility from the mid 19th century onwards.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Probably some modification of mid 19th century structures to accommodate subsequent usage but these are unlikely to have caused extensive subsurface disturbance.

RATING

Zone 2: High archaeological potential to contribute to a site specific understanding of the function of this structure not recorded in documentary sources.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Customs House Tavern

ADDRESS

1-3 Murray Street

LOCALITY

Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) Part of the area reclaimed as part of 1840s Franklin Wharf reclamation scheme. Allotments were offered for sale in 1854. (2) The land was purchased by Charles Gaylor who built the Customs House Tavern at the corner. A single storey house and shop was built at No. 3 at about the same time (see photo HCC 1880/45). (3) The shop was replaced by a three storey building which was an extension to the Hotel c.1930?

KEY SIGNIFICANT PERIODS AND THEMES

1854-Present: Eating and drinking

PHASES OF DEVELOPMENT

2/3

REFERENCES

Scripps & Hudspeth, *Central Cove; Assessment rolls, Fire plans, Post Office directories, Drainage plans.*

CONTEXT

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The Central Cove area is based on the 1840s - 1850s reclamation and development of Franklin Wharf. This was the location of port administration and a wider range of business than on the marginal wharves, while warehousing was much less in evidence. Industrial enterprises such as Risby's Mill and the flour mills (later Gibson's) were part of the initial phase of development, not a later diversification as at Old and New Wharves.

ARCHAEOLOGICAL VALUE/S

Potential deposits and features associated with earliest phase of structural development at this location. Archaeological information may shed light on construction details, particularly below street level.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Continuously evolving structure from c1854. Range of modifications to publicly accessible areas, probably less in basement space.

RATING

Zone 2: Arising from association with 1st generation structure and limited to construction details.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Marine Hotel

ADDRESS

5 Murray Street

LOCALITY

Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

This site was one of those offered for sale following the reclamation of Franklin Wharf. The allotment was purchased by Henry White and extended back to Brooke Street. The present building on the site was built in the late 1850s and operated as the Marine Hotel or the Melbourne Hotel before becoming part of the Customs House Tavern.

KEY SIGNIFICANT PERIODS AND THEMES

1850s-Present Eating and drinking

PHASES OF DEVELOPMENT

1

REFERENCES

Scripps & Hudspeth, *Central Cove; Assessment rolls, Fire plans, Post Office directories, Drainage plans.*

CONTEXT

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The Central Cove area is based on the 1840s - 1850s reclamation and development of Franklin Wharf. This was the location of port administration and a wider range of business than on the marginal wharves, while warehousing was much less in evidence. Industrial enterprises such as Risby's Mill and the flour mills (later Gibson's) were part of the initial phase of development, not a later diversification as at Old and New Wharves.

ARCHAEOLOGICAL VALUE/S

Potential deposits and features associated with earliest phase of development at this location. Archaeological information may shed light on structural details of what was, at the time of construction, a separate establishment.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Continuously evolving structure from mid 1850s. Range of modifications to publicly accessible areas, probably less to subsurface component of the site.

RATING

Zone 2: Arising from association with 1st generation structure and limited to construction details of earlier Marine or Melbourne Hotels.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

New Constitution Hotel

ADDRESS

7 Murray Street

LOCALITY

Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) This site was one of those offered for sale following the reclamation of Franklin Wharf in the 1840s. The allotment was purchased by Peter Oldham who built the present three storey brick and stone building on the site in the late 1850s. The building operated as a public house called the New Constitution Hotel, presumably in recognition of the granting of self-government to Tasmania in 1856. Within a few years, however, the property had changed hands and it thereafter functioned variously as a house and shop, or restaurant.

KEY SIGNIFICANT PERIODS AND THEMES

1850s-1900s Eating and drinking

PHASES OF DEVELOPMENT

1+

REFERENCES

Scripps & Hudspeth, *Central Cove; Assessment rolls, Fire plans, Post Office directories, Drainage plans.*

CONTEXT

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The Central Cove area is based on the 1840s - 1850s reclamation and development of Franklin Wharf. This was the location of port administration and a wider range of business than on the marginal wharves, while warehousing was much less in evidence. Industrial enterprises such as Risby's Mill and the flour mills (later Gibson's) were part of the initial phase of development, not a later diversification as at Old and New Wharves.

ARCHAEOLOGICAL VALUE/S

Potential deposits and features associated with earliest phase of development at this location. Archaeological information may shed light on structural details and provide information on the function of yard spaces where applicable.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Continuously evolving structure from late 1850s. Range of modifications to publicly accessible areas, probably less to subsurface component of the site.

RATING

Zone 2: Arising from association with 1st generation structure and limited to construction details of the New Constitution Hotel.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

3-5 Montpelier Retreat

LOCALITY

Battery Point

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

- (1) The site of two substantial dwelling houses possibly built in the 1840s and set well back from the street frontage. No. 3 was a two storey stone house approached via two flights of steps from street level.
- (2) Demolished c. 1960.

KEY SIGNIFICANT PERIODS AND THEMES

c. 1840-1960 Australian homes

PHASES OF DEVELOPMENT

2

REFERENCES

Assessment rolls, Fire plans, Post Office directories, Drainage plans; TMAG photo Q 6082/29 of 3 Montpelier Retreat.

CONTEXT

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ARCHAEOLOGICAL VALUE/S

Archaeological resource likely to comprise well preserved evidence of two substantial 1840s residences. Whilst it is acknowledged that architectural examples of this period exist in extant form elsewhere in the city, evidence of c1840 material culture and functional yard and garden layouts are unlikely to have survived without modification or 'sanitisation' to the present.

The site potentially represents a snapshot of the period.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Deep impacts unlikely - 1960s demolition likely to have been limited to a levelling exercise to create an even surface.

RATING

Zone 2: Archaeological potential linked to material culture and spatial layout of a discrete and affluent 1840s period development that is unlikely to have been extensively modified or cleaned up prior to demolition. Information on the socio-economic status and domestic situation of urban dwellers of this period is currently poorly understood.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

9-11 Murray Street

LOCALITY: Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE: Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE: This site was made available following the reclamation of Franklin Wharf in the 1840s. (1) The lot was purchased by George Salier who erected a house and shop during the late 1850s – this is the present two storey stone building on the site. During the 1860s George Peacock used the building as a jam factory before moving to Old Wharf. During the 1880s the building was the Federal Coffee Palace and in 1891 it became the Federal Bread Manufactory. This had become a large concern by 1900 and employed 14 men. Drainage plans of c.1897 and fire survey plans of the 1950s show the yard almost covered by outbuildings some of them two storeys high - these may have been associated with the expansion of the bakery business and have since been demolished. In 1920 the bakery closed and the business thereafter operated as two shops.

KEY SIGNIFICANT PERIODS AND THEMES

1860s and 1891-1921 Feeding the people: Processing food

1880s Eating and drinking

1920s - Marketing and retailing

PHASES OF DEVELOPMENT : 1(+)

REFERENCES: Scripps & Hudspeth, *Central Cove; Assessment rolls, Fire plans, Post Office directories, Drainage plans.*

CONTEXT: Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

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The Central Cove area is based on the 1840s - 1850s reclamation and development of Franklin Wharf. This was the location of port administration and a wider range of business than on the marginal wharves, while warehousing was much less in evidence. Industrial enterprises such as Risby's Mill and the flour mills (later Gibson's) were part of the initial phase of development, not a later diversification as at Old and New Wharves.

ARCHAEOLOGICAL VALUE/S: A variety of archaeologically important activities have been carried out at this site over time. Whilst the existing structure retains the basic form of the original shop, the yard space is likely to contain evidence of a variety of subsequent uses - most probably associated with food processing. Archaeological methods represent the most likely means of identifying how these later functions utilised the space.

EXTANT ISSUES: N/A

DISTURBANCE HISTORY

Likely to be variable, particularly in the yard space.

RATING

Zone 1: Aside from the original shop function the premises were not purpose built for any subsequent use. Whilst archaeological methods remain the most likely means of differentiating between period functions, the series of large scale food processing operations from the late 19th century are likely to have resulted in variable disturbance to any surviving archaeological resource.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Executive building

ADDRESS

15 Murray Street

LOCALITY

Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

This site became available following the reclamation of Franklin Wharf in the 1840s. Part of it was purchased by David Lewis but remained unimproved until the 1890s. (1) The adjoining lots on Despard and Brooke Streets were bought by Peter Oldham following the reclamation and there were houses and workshops (one of which housed a smithy) during the late 1850s-1860s. There were two buildings on the Lewis property at different times during the 1890s. A photograph of the Federal Coffee Palace shows a makeshift building adjoining No. 11. The late 1890s drainage plan shows a more substantial building set well back from the street frontage - this may be the workshop listed in the name of Charles Johnston. Access was both from Brooke Street and Murray Street. (2) In 1909 Roberts & Co acquired this site and adjoining lots with frontages on Despard and Brooke Streets after their former premises at the New Market burned down. Roberts built a substantial single storey brick building on the site where among other things they conducted their weekly sales of dairy produce, poultry, pigs and market garden produce. Between 1951 and 1987 the building was owned by the Commonwealth Government and operated as a Mail Exchange and telephone repair workshop. (3) In 1987 the building was demolished except for part of the facade which remains in situ. The present office block was built for the State Government in 1987.

KEY SIGNIFICANT PERIODS AND THEMES

1912-1951 Marketing and retailing

1951-1987 Communication: Postal service/Electronic communication

PHASES OF DEVELOPMENT

3

REFERENCES

Scripps & Hudspeth, *Central Cove; Assessment rolls, Fire plans, Post Office directories, Drainage plans*; Photo of site in 1890s AOT NS 1013/365.

CONTEXT

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ARCHAEOLOGICAL VALUE/S

Archaeological values linked to key significant period/s probably negated by subsequent site development processes - see Disturbance History, below.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

EXTANT ISSUES

Roberts & Co Murray St facade remnant (1909) later Mail Exchange (1951) has been incorporated into Executive Building development (1987).

DISTURBANCE HISTORY

Remnant facade: Roberts & Co/CG Mail Exchange demolished to make way for Executive Building in 1987. Deep sub-surface impacts likely due to construction of modern, multi storey office building and basement car park.

RATING

Zone 0: Very low archaeological potential expected at this site due to disturbance history.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Treasury Chambers

ADDRESS

32 Davey Street

LOCALITY

Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) Part of this site formed part of the grounds attached to Government House and plans of the 1840s show a stone (retaining?) wall partially enclosing the grounds in this vicinity. (2) Following the reclamation of Franklin Wharf and the demolition of old Government House, Davey Street was extended beyond Murray Street to Dunn Street. The land fell away steeply towards the water, this block remained unimproved and it was not until 1893 that the present building was built on the site by Chancellors, wine and spirit merchants (3).

KEY SIGNIFICANT PERIODS AND THEMES

1820s-1840s Colonial Government

1890s- Marketing and retailing

PHASES OF DEVELOPMENT

3

REFERENCES

Scripps & Hudspeth, *Central Cove; Assessment rolls, Fire plans, Post Office directories: Drainage plans*
Photo of site in 1890s AOT NS 1013/365.

CONTEXT

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ARCHAEOLOGICAL VALUE/S

Archaeologically significant evidence of Government House retaining/boundary wall possibly survives just below existing footpath level. See Extant Issues, below.

EXTANT ISSUES

Sandstone wall (?) remnants exposed during 1999 HCC footpath works on the Davey Street frontage.

DISTURBANCE HISTORY

Introduction of fill for Davey Street possibly obscured rather than destroyed elements of the steeply sloping eastern edge of the Government House garden incl. retaining/boundary wall.

RATING

Zone 2: Potential for survival of elements associated with the Government House precinct.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Gibsons Mill

ADDRESS

3 Brooke Street

LOCALITY: Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE: Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE: (1) This site comprises allotments originally purchased by Peter Oldham and Henry White in the 1850s following the reclamation of Franklin Wharf. By the late 1850s there were buildings on the site listed in assessment rolls variously as house and shop, sheds and stables. The site was at one time owned by Risbys whose timber yard fronted on to the other side of Brooke Street. (2) Gibsons acquired the property, possibly after fire destroyed Risbys Mill in 1920, and built the present five storey brick building on the site.

KEY SIGNIFICANT PERIODS AND THEMES

1850s-1920s Marketing and retailing

1920s-1980s Feeding people: Processing food

PHASES OF DEVELOPMENT : 2

REFERENCES: Scripps & Hudspeth, *Central Cove; Assessment rolls, Fire plans, Post Office directories; Drainage plans.*

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ARCHAEOLOGICAL VALUE/S: Following reclamation this site contained buildings that suggest a combined residential/commercial function. Whilst this is typical of the scale of early - mid 19th century enterprise, survival of evidence incorporating the entire suite of features and functions is uncommon. Certainly these types of premises do not readily survive in their extant form in present day urban contexts.

EXTANT ISSUES: N/A

DISTURBANCE HISTORY: Construction of Gibson's Mill building likely to have resulted in variable impacts to the archaeological resource. Mill infrastructure is typically contained in the superstructure so widespread disturbance within internal spaces, or over the entire building footprint are unlikely. However, deep impacts can be expected around foundations owing to the scale of the building.

RATING

Zone 1: Potentially significant, albeit part disturbed, archaeological resource that represents a dual commercial/residential function that generally speaking is poorly understood in Tasmanian urban contexts. The site is also important to the development of an understanding of the Central Cove area.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Davey Street Steps/Cove Escarpment

ADDRESS

Davey Street

LOCALITY

Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) The original set of steps appear to have been built in c. 1858 when Davey Street was constructed between Murray Street and Dunn Street. Originally there was a single flight of steps which were opposite a corresponding flight from the rear of the Government buildings on the other side of Davey Street. (2) The present steps have two flights which are offset.

KEY SIGNIFICANT PERIODS AND THEMES

1858 - present, Transport

PHASES OF DEVELOPMENT

2

REFERENCES

Scripps & Hudspeth, *Central Cove* (esp. photo following p. 58); *Drainage plans*.

CONTEXT

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EXTANT ISSUES

Cove escarpment & indications of c1858 steps from Davey Street to the waterfront.

DISTURBANCE HISTORY

Altered by modern landscaping.

RATING

Zone 2: Important in understanding the various pedestrian routes to the waterfront and the changes in topography (ie, original shoreline) encountered along the way.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

30 Davey Street

LOCALITY

Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

This site forms part of the property bought by J. E. Risby following the reclamation of Franklin Wharf. (1) Risby had established a saw mill and bark mill on the site by 1854 (?). (2) After fire destroyed the mill in 1878 it was rebuilt on a much larger scale. Fire again ravaged the complex in 1920 and Risby's moved most of their operations to a new site in Collins Street. (3) A printing works was built on the site for News Limited in 1921 but the building has been adapted for offices and has been extensively altered.

KEY SIGNIFICANT PERIODS AND THEMES

1854-1921 Engineering and construction?

PHASES OF DEVELOPMENT

3

REFERENCES

HCC Planning files 520A, 9575, 18741, 13568, 19871; Scripps & Hudspeth, *Central Cove*; *Assessment rolls, Fire plans, Post Office directories, Drainage plans.*

CONTEXT

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The Central Cove area is based on the 1840s - 1850s reclamation and development of Franklin Wharf. This was the location of port administration and a wider range of business than on the marginal wharves, while warehousing was much less in evidence. Industrial enterprises such as Risby's Mill and the flour mills (later Gibson's) were part of the initial phase of development, not a later diversification as at Old and New Wharves.

ARCHAEOLOGICAL VALUE/S

Archaeological values linked to key significant period/s (principally c1854 - 1878) probably negated by subsequent site development processes - see Disturbance History, below.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Post 1878 development likely to have resulted in intensive, widespread impacts to the archaeological resource.

RATING

Zone 0: Very low archaeological potential expected at this site due to disturbance history.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

28 Davey Street

LOCALITY

Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

This site forms part of the property bought by J. E. Risby following the reclamation of Franklin Wharf. (1) Risby had established a saw mill and bark mill on the site by 1854 (?). (2) After fire destroyed the mill in 1878 it was rebuilt on a much larger scale. Fire again ravaged the complex in 1920 and Risby's moved most of their operations to a new site in Collins Street. (3) The present building appears to have been built pre-1941.

KEY SIGNIFICANT PERIODS AND THEMES

1854-1938 Engineering and construction?

PHASES OF DEVELOPMENT

2

REFERENCES

Scripps & Hudspeth, *Central Cove; Assessment rolls, Fire plans, Post Office directories, Drainage plans.*

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

The Central Cove area is based on the 1840s - 1850s reclamation and development of Franklin Wharf. This was the location of port administration and a wider range of business than on the marginal wharves, while warehousing was much less in evidence. Industrial enterprises such as Risby's Mill and the flour mills (later Gibson's) were part of the initial phase of development, not a later diversification as at Old and New Wharves.

ARCHAEOLOGICAL VALUE/S

Archaeological values linked to key significant period/s (principally c1854 - 1878) probably negated by subsequent site development processes - see Disturbance History, below.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Post 1878 development likely to have resulted in intensive, widespread impacts to the archaeological resource.

RATING

Zone 0: Very low archaeological potential expected at this site due to disturbance history.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

City Council Centre

ADDRESS

16 Elizabeth Street

LOCALITY

Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

This site forms part of the property bought by J. E. Risby following the reclamation of Franklin Wharf. (1) Risby had established a saw mill and bark mill on the site by 1854 (?). (2) After fire destroyed the mill in 1878 it was rebuilt on a much larger scale. Fire again ravaged the complex in 1920 and Risby's moved most of their operations to a new site in Collins Street although maintaining the office at the original site until 1938. (3) The present 6-storey building on the site was built for the Hydro-Electric Commission in 1938.

KEY SIGNIFICANT PERIODS AND THEMES

1854-1938 Engineering and construction

1938- Services: Power

PHASES OF DEVELOPMENT

3

REFERENCES

Scripps & Hudspeth, *Central Cove; Assessment rolls, Fire plans, Post Office directories, Drainage plans.*

CONTEXT

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The Central Cove area is based on the 1840s - 1850s reclamation and development of Franklin Wharf. This was the location of port administration and a wider range of business than on the marginal wharves, while warehousing was much less in evidence. Industrial enterprises such as Risby's Mill and the flour mills (later Gibson's) were part of the initial phase of development, not a later diversification as at Old and New Wharves.

ARCHAEOLOGICAL VALUE/S

Archaeological values linked to key significant period/s (principally c1854 - 1878) probably negated by subsequent site development processes - see Disturbance History, below.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Post 1878 development likely to have resulted in intensive, widespread impacts to the archaeological resource.

RATING

Zone 0: Very low archaeological potential expected at this site due to disturbance history.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Transend

ADDRESS

4-14 Elizabeth Street

LOCALITY

Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) Part of the area reclaimed in the 1840s. (2) A plan of 1857 shows 'sheds and yards occupied by the Public Works Department' on this block and extending across Morrison Street - the PWD's occupation of the site no doubt related to the improvements in the area. The site comprises allotments offered for sale during the 1850s and purchased by John Lovett, William Murray and William Knight. The PWD buildings were apparently demolished. (3) On John Lovett's block, next to the present City Mill there were stores and a yard by 1858 and a house was built on Knight's corner block during the 1860s but it was not until the following decade that J. C. Tolman established a timber yard and weighbridge on the remaining allotments owned by Murray. A shop and office built of corrugated iron were additions to Murray's block in the 1890s. (4) Between the 1870s and the 1920s Grubb & Eltham operated a bark mill in a two storey stone building on Lovett's block - this was gutted in 1920 in the same fire that destroyed Risby's timber mill which adjoined. The building was rebuilt and then taken over as a warehouse and office by Burgess Bros. (5) Frank Hammond Pty Ltd operated from a warehouse on the former Tolman site 1930s-1960s(?). (6) All the buildings on the site had been demolished by 1972 preparatory to the present HEC building being erected.

KEY SIGNIFICANT PERIODS AND THEMES

1840s Altering environment for economy: Reclaiming land

1850s-1970 Marketing and retailing

PHASES OF DEVELOPMENT

6?

REFERENCES

Scripps & Hudspeth, *Central Cove; Assessment rolls, Fire plans, Post Office directories, Drainage plans; AOT plan PWD 266/791.*

CONTEXT

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At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

The Central Cove area is based on the 1840s - 1850s reclamation and development of Franklin Wharf. This was the location of port administration and a wider range of business than on the marginal wharves, while warehousing was much less in evidence. Industrial enterprises such as Risby's Mill and the flour mills (later Gibson's) were part of the initial phase of development, not a later diversification as at Old and New Wharves.

ARCHAEOLOGICAL VALUE/S

Archaeological values probably negated by site development processes - see Disturbance History, below.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

1972 development likely to have resulted in intensive, widespread impacts to the archaeological resource.

RATING

Zone 0: Very low archaeological potential expected at this site due to disturbance history.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

City Mill

ADDRESS

11-17 Morrison Street

LOCALITY: Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE: Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE: (1) This site forms part of the area reclaimed during the 1840s and comprises allotments purchased in the 1850s by Richard Lewis and Abraham Rheuben. (2) There were two buildings described as 'shop and store' on Lewis' block by 1858 and two 'stores' on Rheuben's block - the latter appear in contemporary photographs as a conjoined single storey weatherboard building (TMAG Q 10313). In 1863 William Gibson bought Rheuben's property which was then being used as a flour mill. (3) In c.1896 Gibson bought the former Lewis property next door and demolished both the existing shops and the original Rheuben building to build the present 4-storey brick building on the site. Gibson's moved to new premises at Cambridge in 1982 and the building was subsequently refurbished.

KEY SIGNIFICANT PERIODS AND THEMES

1863-1982 Feeding People: Processing food

PHASES OF DEVELOPMENT : 3

REFERENCES: Scripps & Hudspeth, *Central Cove; Assessment rolls, Fire plans, Post Office directories, Drainage plans.*

CONTEXT: Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

The Central Cove area is based on the 1840s - 1850s reclamation and development of Franklin Wharf. This was the location of port administration and a wider range of business than on the marginal wharves, while warehousing was much less in evidence. Industrial enterprises such as Risby's Mill and the flour mills (later Gibson's) were part of the initial phase of development, not a later diversification as at Old and New Wharves.

ARCHAEOLOGICAL VALUE/S: The archaeological resource has the potential to shed light on the nature and evolution of combined storage/commercial/industrial function from c1850 to c1890s.

EXTANT ISSUES: N/A

DISTURBANCE HISTORY: Construction of City Mill building likely to have resulted in variable impacts to the archaeological resource. Mill infrastructure is typically contained in the superstructure so widespread disturbance within internal spaces, or over the entire building footprint are unlikely. However, deep impacts can be expected around foundations owing to the scale of the building.

RATING

Zone 1: Potentially significant, albeit part disturbed, archaeological resource that represents a variety of functions, the nature of which are largely unknown from historical sources. The site is also important in developing an understanding of the Central Cove area.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Gibson's Mill

ADDRESS

8 Brooke Street

LOCALITY

Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) Part of the area reclaimed in 1840s, it was purchased in the 1850s by David Lewis. (2) By 1858 he had a timber yard on the site. This was later rented by William Gibson who purchased the property in the mid 1870s and built the present 3/4 storey brick building on the site (3). Gibsons vacated the site in 1982 and moved their operations to Cambridge.

KEY SIGNIFICANT PERIODS AND THEMES

1870s-1982 Feeding people: Processing food

PHASES OF DEVELOPMENT

3

REFERENCES

Scripps & Hudspeth, *Central Cove; Assessment rolls, Fire plans, Post Office directories, Drainage plans.*

CONTEXT

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At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

The Central Cove area is based on the 1840s - 1850s reclamation and development of Franklin Wharf. This was the location of port administration and a wider range of business than on the marginal wharves, while warehousing was much less in evidence. Industrial enterprises such as Risby's Mill and the flour mills (later Gibson's) were part of the initial phase of development, not a later diversification as at Old and New Wharves.

ARCHAEOLOGICAL VALUE/S

Archaeological values associated with c1858 timber yard probably negated by subsequent site development processes - see Disturbance History, below.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Development of present building likely to have resulted in intensive, widespread impacts to the archaeological resource.

RATING

Zone 0: Very low archaeological potential expected at this site due to disturbance history.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Telegraph Hotel

ADDRESS

19 Morrison Street

LOCALITY

Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) Part of the 1840s reclamation, the allotment was purchased by Peter de Rook. (2) He had erected a two storey brick and stone building on the site by 1858. This appears to be the existing building with a new (1930s?) facade and slightly extended along the Brooke Street frontage. The premises have been continuously licensed and known as the Telegraph Hotel until the 1990s when it became the Brooke Street Bar.

KEY SIGNIFICANT PERIODS AND THEMES

1858-Present eating and drinking

PHASES OF DEVELOPMENT

2?

REFERENCES

Scripps & Hudspeth, *Central Cove; Assessment rolls, Fire plans, Post Office directories, Drainage plans.*

CONTEXT

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At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

The Central Cove area is based on the 1840s - 1850s reclamation and development of Franklin Wharf. This was the location of port administration and a wider range of business than on the marginal wharves, while warehousing was much less in evidence. Industrial enterprises such as Risby's Mill and the flour mills (later Gibson's) were part of the initial phase of development, not a later diversification as at Old and New Wharves.

ARCHAEOLOGICAL VALUE/S

Potential deposits and features associated with earliest phase of structural development at this location. Archaeological information may shed light on construction details, particularly below street level.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Continuously evolving structure from c1858. Range of modifications to publicly accessible areas, probably less in basement space.

RATING

Zone 2: Arising from association with 1st generation structure and limited to construction details.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Peter Johnstone

ADDRESS

21-25 Morrison Street

LOCALITY

Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) Part of the area reclaimed in the 1840s, the site was purchased by Richard and David Lewis in the 1850s. (2) There was a small shop on the corner by 1858 as well as a workshop and timber yard occupied by builder William Seabrook and a house/shop. These buildings were all small single storey structures. (3) The present two storey brick building was built c.1910 by the then owner J. G. Turner as a block of shops and offices.

KEY SIGNIFICANT PERIODS AND THEMES

1858- present Marketing and retailing

PHASES OF DEVELOPMENT

3

REFERENCES

Scripps & Hudspeth, *Central Cove; Assessment rolls, Fire plans, Post Office directories, Drainage plans.*

CONTEXT

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At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

The Central Cove area is based on the 1840s - 1850s reclamation and development of Franklin Wharf. This was the location of port administration and a wider range of business than on the marginal wharves, while warehousing was much less in evidence. Industrial enterprises such as Risby's Mill and the flour mills (later Gibson's) were part of the initial phase of development, not a later diversification as at Old and New Wharves.

ARCHAEOLOGICAL VALUE/S

The archaeological resource has the potential to shed light on the nature and evolution of a combined commercial/residential function from c.1858 to c.1910.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Construction of the existing 2 storey building likely to have resulted in variable impacts to the archaeological resource. Deep impacts can be expected around foundations owing to the scale of the building.

RATING

Zone 1: Potentially significant, albeit largely disturbed, archaeological resource that represents a variety of functions, the nature and details of which are largely unknown from historical sources. The site is also important in developing an understanding of the Central Cove area.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

The Harbour Lights Cafe

ADDRESS

29 Morrison Street

LOCALITY

Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) The allotment was part of the area reclaimed in the 1840s and part of a larger allotment purchased by R. Cleburne and C. Colvin. (2) By 1858 they had erected three buildings on the site, one of which, a two storey stone and brick building is the one currently on the site. The building was a house and shop, for many years a fruit shop operated by the Sexton family.

KEY SIGNIFICANT PERIODS AND THEMES

1858-1950s Marketing and retailing

PHASES OF DEVELOPMENT

2

REFERENCES

Scripps & Hudspeth, *Central Cove; Assessment rolls, Fire plans, Post Office directories, Drainage plans.*

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

The Central Cove area is based on the 1840s - 1850s reclamation and development of Franklin Wharf. This was the location of port administration and a wider range of business than on the marginal wharves, while warehousing was much less in evidence. Industrial enterprises such as Risby's Mill and the flour mills (later Gibson's) were part of the initial phase of development, not a later diversification as at Old and New Wharves.

ARCHAEOLOGICAL VALUE/S

Archaeological potential limited to subsurface construction details of extant c.1858 residence/shop.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Limited sub-surface disturbance expected. Most modifications likely to extant structure.

RATING

Zone 2: High archaeological potential of sub-surface construction details and deposits associated with 1st generation house/shop.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

31-33 Morrison Street

LOCALITY

Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) The allotment was part of the area reclaimed in the 1840s and part of a larger allotment purchased by R. Cleburne and C. Colvin. (2) By 1858 they had erected two buildings on the site, a two storey stone and brick building at No. 33 and a three storey stone and brick building at No. 31 - the latter more substantial building was their own business premises and the other, a house and shop was let. From the 1870s to the 1950s the building was occupied as a warehouse by J. G. Turner who at one time operated it as a fruit pulping factory.

KEY SIGNIFICANT PERIODS AND THEMES

1858-Present marketing and retailing
1910s Feeding people: Food processing

PHASES OF DEVELOPMENT

2

REFERENCES

Scripps & Hudspeth, *Central Cove; Assessment rolls, Fire plans, Post Office directories, Drainage plans.*

CONTEXT

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At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

The Central Cove area is based on the 1840s - 1850s reclamation and development of Franklin Wharf. This was the location of port administration and a wider range of business than on the marginal wharves, while warehousing was much less in evidence. Industrial enterprises such as Risby's Mill and the flour mills (later Gibson's) were part of the initial phase of development, not a later diversification as at Old and New Wharves.

ARCHAEOLOGICAL VALUE/S

Archaeological potential limited to subsurface construction details of extant c.1858 residence/shops.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Limited sub-surface disturbance expected. Most modifications likely to extant structure.

RATING

Zone 2: High archaeological potential linked to sub-surface construction details and deposits associated with 1st generation house/shops.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

35 Morrison Street

LOCALITY

Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) The allotment was part of the area reclaimed in the 1840s and was initially purchased by Henry Hurst.
(2) By 1858 the property had been acquired by R. Cleburne and C. Colvin who already owned Nos. 20-33 and a three storey brick and stone building had been built. This is the present building on the site although a fourth storey has since been added. Between 1896 and 1985 the building was R. Rex & Son's ship chandlery.

KEY SIGNIFICANT PERIODS AND THEMES

1896-1985 Marketing and retailing

PHASES OF DEVELOPMENT

2

REFERENCES

Scripps & Hudspeth, *Central Cove; Assessment rolls, Fire plans, Post Office directories, Drainage plans.*

CONTEXT

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At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

The Central Cove area is based on the 1840s - 1850s reclamation and development of Franklin Wharf. This was the location of port administration and a wider range of business than on the marginal wharves, while warehousing was much less in evidence. Industrial enterprises such as Risby's Mill and the flour mills (later Gibson's) were part of the initial phase of development, not a later diversification as at Old and New Wharves.

ARCHAEOLOGICAL VALUE/S

Archaeological potential limited to subsurface construction details of extant c.1858 commercial premises.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Limited sub-surface disturbance expected. Most modifications likely to extant structure.

RATING

Zone 2: High archaeological potential linked to sub-surface construction details and deposits associated with 1st generation commercial premises.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

11 Franklin Wharf

LOCALITY

Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE: (1) Part of the area reclaimed during the 1840s. The site was not offered for sale but was reserved for police purposes. (2) In 1852 a single storey brick building was erected as barracks and offices for the Water Police and Port Officer's boat crew. The building was later handed over to the Marine Board which took over administration of the port in 1858. For a period after 1857 part of the building was the headquarters of the newly established Telegraph Office. The Water Police continued to occupy the building into the 1920s but by that time some of the office space was being used by shipping agents. (3) In 1927 the present building was erected as offices for the Police and various State Government departments.

KEY SIGNIFICANT PERIODS AND THEMES

1852- Police

1857- Communication: Telegraph

PHASES OF DEVELOPMENT

3

REFERENCES

Scripps & Hudspeth, *Central Cove; Assessment rolls, Fire plans, Post Office directories, Drainage plans.*

CONTEXT: Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

The Central Cove area is based on the 1840s - 1850s reclamation and development of Franklin Wharf. This was the location of port administration and a wider range of business than on the marginal wharves, while warehousing was much less in evidence. Industrial enterprises such as Risby's Mill and the flour mills (later Gibson's) were part of the initial phase of development, not a later diversification as at Old and New Wharves.

ARCHAEOLOGICAL VALUE/S: The archaeological resource consists of any surviving remnants of the water police/boats crew barracks and office building. These represent a poorly understood, yet pivotal, aspect of port operation and management.

EXTANT ISSUES: N/A

DISTURBANCE HISTORY: Construction of the present structure is likely to have resulted in variable impacts to the identified archaeological resource. Deep impacts can be expected around foundations owing to the scale of the building.

RATING

Zone 1: Potentially significant, albeit part disturbed, archaeological resource linked to the early management and operation of the port.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Former Marine Board Offices

ADDRESS

7-9 Franklin Wharf

LOCALITY: Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE: (1) Part of the area reclaimed in the 1840s. (2) At No. 9 a two-storey stone building with a three storey tower was erected as a house for the Harbour Master in 1851. In 1858 this became the offices of the new Marine Board. At No. 9 there was a single storey weatherboard building occupied by the Tasmanian Steam Navigation Company which had a lease on the site. (3) Both these buildings were demolished in 1886 and the present buildings designed by Henry Hunter were erected. The Marine Board occupied No. 9. No. 7 was a warehouse and office for Burgess Bros. In 1958 The Board expanded into No. 7 and in 1972 erected the new building at No. 1 Franklin Wharf.

KEY SIGNIFICANT PERIODS AND THEMES: 1851-1972 Shipping; Harbour facilities

PHASES OF DEVELOPMENT : 3

REFERENCES

Scripps & Hudspeth, *Central Cove and Capital Port; Assessment rolls, Fire plans, Post Office directories, Drainage plans.*

CONTEXT

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At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

The Central Cove area is based on the 1840s - 1850s reclamation and development of Franklin Wharf. This was the location of port administration and a wider range of business than on the marginal wharves, while warehousing was much less in evidence. Industrial enterprises such as Risby's Mill and the flour mills (later Gibson's) were part of the initial phase of development, not a later diversification as at Old and New Wharves.

ARCHAEOLOGICAL VALUE/S

The archaeological resource consists of any surviving remnants of the c.1851 Harbour Master's residence.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Construction of the present building is likely to have resulted in variable impacts to the identified archaeological resource. Notwithstanding this, some remnants of the c1851 structure can be expected to have survived due to the sheer size and scale of that building. Deep impacts are however likely to have occurred during foundation work associated with the existing Henry Hunter designed buildings.

RATING

Zone 1: Potentially significant, albeit part disturbed, archaeological resource associated with an important and prominent office linked to the early management and operation of the port.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Union Steamship Company Offices

ADDRESS

2 Elizabeth Street

LOCALITY

Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) This site was reclaimed during the 1840s. (2) By the 1850s there was a single storey weatherboard building and a yard on the allotment which was leased by the Huon Steam Packet Company. (3) In 1886 the building was demolished as part of the redevelopment of the whole block by the Marine Board. The present No. 2 Elizabeth Street was one of a new block of 3 designed by Henry Hunter - the others being Nos. 7-9 Franklin Wharf - and was leased by the Union Steamship Company until 1978.

KEY SIGNIFICANT PERIODS AND THEMES

1850s-1978 Transport: Shipping

PHASES OF DEVELOPMENT

3

REFERENCES

Scripps & Hudspeth, *Central Cove and Capital Port; Assessment rolls, Fire plans, Post Office directories, Drainage plans.*

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

The Central Cove area is based on the 1840s - 1850s reclamation and development of Franklin Wharf. This was the location of port administration and a wider range of business than on the marginal wharves, while warehousing was much less in evidence. Industrial enterprises such as Risby's Mill and the flour mills (later Gibson's) were part of the initial phase of development, not a later diversification as at Old and New Wharves.

ARCHAEOLOGICAL VALUE/S

Archaeological values associated with 1850s single storey timber structure and yard probably negated by subsequent site development processes - see Disturbance History, below.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Survival of vestiges of yard deposits and features associated with the 1850s single storey timber structure are not expected in light of the subsequent development which is likely to have resulted in intensive impacts to the archaeological resource.

RATING

Zone 0: Very low archaeological potential expected at this site due to disturbance history and nature of potential archaeological deposit.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Marine Board building

ADDRESS

1 Franklin Wharf

LOCALITY

Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) The site was part of the area reclaimed in the 1840s. (2) The block was reserved for a seamen's chapel and customs purposes. In 1852 a building was erected on the corner of Franklin Wharf and Elizabeth Street for the Landing Waiter with customs sheds and baggage warehouses along the Elizabeth Street frontage. The Mariners Church was built in 1863. (3) The Church was dismantled in 1918 and re-erected in Sandy Bay. Some buildings were on the site by 1920, apparently used for storage and sometimes leased to private concerns. (4) In 1952 the Marine Board erected a mechanical equipment depot on the site. (5) The site was cleared in 1969 and the present Marine Board building was erected

KEY SIGNIFICANT PERIODS AND THEMES

1863-1902 Worship: Building places of worship

1852- Shipping: Harbour facilities

PHASES OF DEVELOPMENT

5

REFERENCES

Scripps & Hudspeth, *Central Cove and Capital Port; Assessment rolls, Fire plans, Post Office directories, Drainage plans.*

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ARCHAEOLOGICAL VALUE/S

Archaeological values negated by subsequent site development processes - see Disturbance History, below.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Development of present building is likely to have resulted in intensive, widespread impacts to the archaeological resource.

RATING

Zone 0: Very low archaeological potential expected at this site due to disturbance history.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Franklin Hotel site

ADDRESS

1 Elizabeth Street

LOCALITY

Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) An allotment made available following the reclamation of Franklin Wharf in the 1840s. (2) By 1858 the owner Peter Oldham had erected a single storey building on the corner, apparently clad in corrugated iron, which was licensed as the Florence Nightingale Inn. Another building was erected on the Elizabeth Street frontage and operated for a time as a boarding house. (3) These buildings were demolished c.1875 and a two storey brick and stone building was erected on the site. The building was licensed as the Franklin Hotel until 1968. (4) In 1968 the site was purchased by the Hobart City Council as part of the proposed Civic Square development, the building was demolished and the site levelled.

KEY SIGNIFICANT PERIODS AND THEMES

1850s-1968 Eating and drinking

PHASES OF DEVELOPMENT

4

REFERENCES

Pilot Historic Sites Survey; Civic Square Site, Hobart; *Assessment rolls, Post Office directories, Drainage plans.*

CONTEXT

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ARCHAEOLOGICAL VALUE/S

The archaeological resource comprises any features or deposits associated with the early vernacular public house and nearby boarding house.

EXTANT ISSUES

Two storey remains of Franklin Hotel wall with fireplace conspicuous backing on to 5 Morrison Street (also described in 1988 Civic Square sites survey).

DISTURBANCE HISTORY

Minimal disturbance expected to sub-surface deposits, especially since, when Florence Nightingale Inn was built (ie, prior to the construction of this part of Elizabeth Street) it was recorded that the Inn was left 'several feet' below street level.

RATING

Zone 2: High archaeological potential associated with the highly unusual construction of the 1st generation Florence Nightingale Inn and the associated boarding house. Associated deposits may shed light upon function of the building as a public house. Important as a representative of a relatively widespread but poorly understood facet of this period of waterside culture. Potential to facilitate comparisons between contemporaneous establishments. This and the boarding house have the potential to add an element of 'humanity' to the understanding of the port, its inhabitants and visitors.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Holyman Building

ADDRESS

5 Morrison Street

LOCALITY

Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) An allotment made available following the reclamation of Franklin Wharf in the 1840s. (2) By 1858 a single storey warehouse had been erected on the site by the owner W. A. Guesdon. Between 1875 and the 1920s the building was used by produce merchants and shipping agents A. W. Williams. (3) In 1934 the new owners of the site, Holymans, demolished the earlier building and erected the present building on the site. The building was bought by the Hobart City Council in 1968 as part of the proposed Civic Square project.

KEY SIGNIFICANT PERIODS AND THEMES

1850s-1968 Eating and drinking

PHASES OF DEVELOPMENT

4

REFERENCES: Pilot Historic Sites Survey; Civic Square Site, Hobart; *Assessment rolls, Post Office directories, Drainage plans.*

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ARCHAEOLOGICAL VALUE/S: The archaeological resource consists of any surviving remnants of the c.1858 warehouse structure and any associated deposits accumulated over an estimated 75+ years.

EXTANT ISSUES: N/A

DISTURBANCE HISTORY: Construction of the present building is likely to have resulted in variable impacts to the identified archaeological resource. Notwithstanding this, some remnants of the c.1858 structure can be expected to have survived. Deep impacts are however likely to have occurred during foundation work associated with construction of the Holyman building.

RATING

Zone 1: Potentially significant, albeit part disturbed, archaeological resource linked to Central Cove trade and commerce.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

3 Morrison Street

LOCALITY

Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) An allotment made available following the reclamation of Franklin Wharf in the 1840s. (2) The site was purchased by George Whiting when first offered for sale in 1854. In 1857, the then owner, W. A. Guesdon built the present two storey stone warehouse on the site. From 1857 until 1923 the building was the premises of William Fisher, then Facy & Fisher, timber merchants and shipping agents. The building was bought by the Hobart City Council in 1968 as part of the proposed Civic Square project.

KEY SIGNIFICANT PERIODS AND THEMES

1857-1923 Marketing and retailing?

PHASES OF DEVELOPMENT

2

REFERENCES

Pilot Historic Sites Survey; Civic Square Site, Hobart; *Assessment rolls, Post Office directories, Drainage plans.*

CONTEXT

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ARCHAEOLOGICAL VALUE/S

Archaeological potential limited to subsurface construction details and deposits associated with the c.1857 extant warehouse.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Limited sub-surface disturbance expected. Most modifications likely to extant structure.

RATING

Zone 2: High archaeological potential of sub-surface construction details and deposits associated with 1st generation warehouse.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Morrison Street

ADDRESS

Morrison Street b/w Brooke Street and Elizabeth Street

LOCALITY

Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) Part of the area reclaimed in the 1840s. (2) A plan of 1857 showing the line of roads proposed for the area shows 'sheds and yards occupied by the Public Works Department' occupying this part of what is now Morrison Street and the adjacent allotments now occupied by the Transend building - the PWD's occupation of the site no doubt related to the improvements in the area. (3) The PWD buildings were subsequently demolished and Morrison Street was constructed.

KEY SIGNIFICANT PERIODS AND THEMES: 1840s Altering environment for economy: Reclaiming land

PHASES OF DEVELOPMENT : 3

REFERENCES

Pilot Historic Sites Survey; Civic Square Site, Hobart; *Assessment rolls, Post Office directories, Drainage plans.*

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ARCHAEOLOGICAL VALUE/S: Archaeological resource consists of remains of mid 19th century on-site PWD depot. The PWD were responsible for significant development of the road network and other transport installations throughout Tasmania. Survival of these depots in the present day is unlikely. Consequently the only means of gaining insight to this aspect of public works history is through archaeological means.

EXTANT ISSUES: N/A

DISTURBANCE HISTORY: Sub-surface disturbance arising from the development of Morrison Street expected. Magnitude of disturbance dependant on relative levels of works depot and the street. Possible that demolition was limited to a levelling exercise.

RATING

Zone 2: High archaeological potential linked to the survival of any features or deposits associated with the Morrison Street PWD facility.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Howard's Hotel site

ADDRESS

1 Morrison Street

LOCALITY

Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) An allotment made available following the reclamation of Franklin Wharf in the 1840s, it was originally purchased by Richard Lewis in 1854. (2) A two storey brick building was erected on the corner and was first licensed as Lloyd's Hotel in 1856. On the same allotment and next to the Hotel in Morrison Street was a house and shop, next to the hotel at 4-8 Argyle Street were three more house/shops. Thomas Howard took over the hotel in 1880, buying it in 1885, and he extended to the shops on either side. In 1909 the new owner completely remodelled the hotel to include 1 Morrison Street and 4-6 Argyle Street, bringing them under one roof and restyling the facade. However, it does not appear that there was any demolition at this stage. (3) No. 8 which was larger than the other house/shops remained a shop or restaurant until 1937 when it was demolished to make way for a new building which operated first as a carriers business and then as a Shell service station. (4) The buildings were acquired by the Hobart City Council in 1968 as part of the proposed Civic Square project and subsequently demolished. The site has been levelled and grassed.

KEY SIGNIFICANT PERIODS AND THEMES

1850s-1968 Eating and drinking

PHASES OF DEVELOPMENT

3/4

REFERENCES

Pilot Historic Sites Survey; Civic Square Site, Hobart; *Assessment rolls, Post Office directories, Drainage plans ; Tasmanian Mail* 13 March 1909 p.22.

CONTEXT

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ARCHAEOLOGICAL VALUE/S

Evidence of 1850s hotel, houses and shops have potentially survived below the current grassed area. If present these represent the first developments in the Central Cove following reclamation of land for Franklin Wharf in the 1840s. Potential archaeological deposits could include remains of Lloyd's Inn and early commercial premises that serviced the thriving mid-nineteenth century waterfront trade including; residences (presumably of merchants/local workers), blacksmiths shop, shoemakers and butchers shop and a billiards room. Archaeological investigations could seek to define the layout of site components, functional spaces associated with the nominated uses (and any others not documented in the historical

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

record). This information has the potential to add to our understanding of the scale of mid-nineteenth century commercial operations, the range of goods sold and in the case of potential artefact bearing deposits associated with the Inn, the favoured beverages of the clientele. The latter could extend to comparisons between waterfront clientele and those frequenting other inner city hotels operational during the same period (ie, McLaren's Hotel).

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Whilst there have been 3/4 phases of development on the site, none of these are likely to have resulted in the complete removal of the earliest phase of development on the site. It appears that hotel extensions in 1885 did not involve wholesale redevelopment of the site but incorporated the earlier structures into the expanded operation. 1909 alterations appear to have added a new facade to the building without any major changes to the internal layout. Levelling exercises to accommodate construction of a carpark and the subsequent grassing of the area is unlikely to have substantially impacted sub-surface archaeological features.

RATING

Zone 2; High archaeological potential associated with any subsurface remains of the mid-nineteenth century Inn and shops. Associated artefact bearing deposits have the potential to provide an insight to the range of services in demand on the waterfront at the time and of the nature of fill associated with land reclamation. This information has the potential to facilitate an understanding of initial commercial development in the Central Cove and on a wider scale may be able to differentiate between those supporting waterfront commerce compared to inner city premises - details which are currently not represented in historical records.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Chesterman's

ADDRESS

10-14 Argyle Street and 2-4 Davey Street

LOCALITY: Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE: Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE: (1)An allotment made available following the reclamation of Franklin Wharf in the 1840s, this block was bought by Neil Lewis in 1855. (2) By 1858 there was an 'engine factory' on the site which was operated as a foundry by John Swain until 1875 and then by Edward McConnon until c. 1891.(3) The site was purchased by Henry Chesterman who erected an office, timber yard and stable on the site. These are the buildings currently on the site; the brick building at No. 10 Argyle Street was originally Chesterman's office. The large building at the corner was a timber framed structure originally used for timber storage but was enclosed earlier this century.

The buildings were acquired by the Hobart City Council in 1968 as part of the proposed Civic Square project.

KEY SIGNIFICANT PERIODS AND THEMES

1859-1891 Engineering and construction

1892-c.1923 Marketing and retailing?

PHASES OF DEVELOPMENT : 3

REFERENCES: Pilot Historic Sites Survey; Civic Square Site, Hobart; *Assessment rolls, Post Office directories, Drainage plans.*

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ARCHAEOLOGICAL VALUE/S: The archaeological resource at this site is linked to the earlier foundry function.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Despite the Chesterman's development, evidence of the earlier 'engine factory' may survive on the site by virtue of the expected robust nature of industrial deposits.

RATING

Zone 2: Structural remains, plant mountings and associated industrial deposits associated with the foundry c.1858 – c. 1875 (1891) may yield original information on the operation of this type of installation including specific details of expected maritime associations.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

16-20 Davey Street

LOCALITY: Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE: Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE: (1) Part of an allotment made available following the reclamation of Franklin Wharf in the 1840s. (2) The allotment was purchased by Manning Bros. but early assessment rolls list it as unimproved. In the late 1860s Manning Bros. sold the Davey Street half of the allotment to Henry Ivey who by 1869 had erected a stone building at the corner of Davey Street and Elizabeth Streets which is part of the current building on the block. Contemporary photographs show that the remainder of the yard contained timber buildings. (3) The remainder of the current building was erected in 1893. From 1869 to 1976 the building contained the offices of shipping agents. The building was acquired by the Hobart City Council in 1973 as part of the proposed Civic Square project.

KEY SIGNIFICANT PERIODS AND THEMES

?1869-1976 Shipping

PHASES OF DEVELOPMENT : 3?

REFERENCES: Pilot Historic Sites Survey; Civic Square Site, Hobart; *Assessment rolls, Post Office directories, Drainage plans.*

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ARCHAEOLOGICAL VALUE/S: The archaeological resource at this site derives from its potential to clarify the location of the c1804 foreshore and details of subsequent filling episodes, details of the original (pre 1818) Hobart Town Battery and first Government House jetty. Significant associations may extend to and in the vicinity of the existing Davey and Elizabeth Street junction.

EXTANT ISSUES: N/A

DISTURBANCE HISTORY

Probably limited disturbance to pre 1840s archaeological resource.

RATING

Zone 2: High archaeological potential to provide unique insight to the evolution of townscape, governance and defence during formative years of the fledgling settlement.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Former Dockside Fitness

ADDRESS

15 Hunter Street

LOCALITY

Old Wharf area, lower Davey Street

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

At the time of European settlement this site was submarine or tidal flat. (1) The existing site is the result of a series of reclamations beginning in the 1830s which progressively extended the useable land area back to the line of the Hobart Rivulet (now the line of Evans Street). (2) The site comprises grants to T. Brooks, closest to Davey Street, and Peter Oldham. The first building had been erected by 1840 and was on one of Oldham's allotments. It was licensed as the Shades Tavern. By the end of the 1840s there were buildings right along the Hunter Street frontage - a building originally licensed as the Fisherman's Arms but later a private dwelling, and a building comprising a house and shop. During the late 1840s and early 1850s, reclamation at the rear was virtually completed and residential rows or tenements were built. In the early 1880s a part masonry/part timber wall was built to define the course of the rivulet at the rear. (3) All the buildings on the site were more or less destroyed by fire in 1890 and the site was subsequently levelled. A gas holder was erected on this site and that adjoining (now part of Davey Street) by the Hobart Gas Company in 1892. (4) The gas holder was demolished in 1939 and the new owners of the site, Henry Jones & Co., built the present building on the site as an engineering workshop.

KEY SIGNIFICANT PERIODS AND THEMES

1840-1890 Eating and drinking

1840s-1890 Suburbanisation

1892-1939 Services: Gas

1939-1970s Engineering and construction

PHASES OF DEVELOPMENT

4

REFERENCES

Hudspeth & Scripps, *Hunter Street; Assessment rolls, Post Office directories, Drainage plans, Plans: Hobart 19, Hobart 114; (Sprent) 'Plan shewing allotments as granted in 1844, Hunter Street, Old Wharf, Hobart'*.

CONTEXT

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Old Wharf was developed in the mid 1820s to provide wharfage and warehousing for a rapidly growing mercantile trade. A diversification into residential and industrial functions emerged in response to the establishment of competing harbour facilities at New Wharf in the 1830s and Central Cove in the 1850s.

ARCHAEOLOGICAL VALUE/S

The 15 Hunter Street site environment is likely to contain significant 'in-situ' archaeological features and deposits from c.1830 through to c.1890. This will likely include evidence of early land reclamation activities to commercial enterprises (hotel & shop) and residential row housing & cottages. Since current property boundaries do not accurately reflect the extent of historic period development, associations beyond the existing boundary can be expected.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

Differential survival of archaeological features and deposits is anticipated due to variable impacts arising from post 1890 industrial development (see disturbance history, below).

The zone rated as being of high potential includes the site of the Shades Tavern, a c.1857 shop and house and part of the Fisherman's Arms Tavern on the Hunter Street frontage. Towards the rear of the site, evidence of Hobart Rivulet retaining structure/s and miscellaneous building remains may survive 'in-situ'. Potential archaeological deposits will likely reflect the commercial developments in the Old Wharf area immediately following land reclamation activities. Whilst it appears that the associated rows will have been largely destroyed by installation of the gasometer slab, deposits associated with the taverns may yield hitherto unknown information on the range of fare and recreational activities favoured by clientele including residents of the area.

In a comparative sense the surviving archaeological resource has the potential to shed light on construction details, spatial and functional layout of mid 19th century commercial premises which, beyond the basic outline footprint, is detail not known to be contained in historical plans or represented (beyond facade elevations or distant rear views) in photographs.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

The 1890 Old Wharf fire substantially altered the archaeological characteristics of the area. Many structures either collapsed or were demolished. This site was levelled and a gas holder constructed across approximately half the total property area. Archaeological evidence from the Davey Street Excavation indicates the gas holder slab was approximately 1500mm thick. This is likely to have resulted in apocalyptic impact to any archaeological evidence of the row housing. In contrast, the integrity of archaeological remains around the gas holder slab are likely to be excellent, this includes evidence of the Shades Tavern, a c.1857 shop and house and part of the Fisherman's Arms Tavern on the Hunter Street frontage. Towards the rear of the site, evidence of Hobart Rivulet retaining structure/s and unknown building remains may survive 'in-situ'.

ARCHAEOLOGICAL POTENTIAL RATING

Zone 2 / Zone 1. A distinct variation in archaeological potential at this location is likely. This accounts for the differential rating.

The Old Wharf was the original focus of major port development in Sullivan's Cove and in the State. Commercial enterprises at this location were amongst the first developments on land reclaimed adjacent to the initial focus of development on Hunter Island.

Potential archaeological deposits associated with the c.1840+ development of Old Wharf represent the broad period in the development of Hobart's waterfront related to the transfer in focus of major port activity from the Old Wharf to the New Wharf (Salamanca Place). The effect of this transition on the character and function of Old Wharf becomes obvious from c.1870 onwards with the rise of major industry. The transitional period, however, represents a gap in understanding of a significant period in the history of the Cove which at the time was the principal port facility in the State.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Former Nettlefolds Garage

ADDRESS

3 Elizabeth Street

LOCALITY

Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) This site was part of the Franklin Wharf reclaimed area and was offered for sale in 1854. (2) By 1860 a pair of conjoined brick houses had been built on the site by the then owner Thomas Oldham. (3) In the late 1870s these houses were demolished and replaced by a two storey brick warehouse erected by wine and spirit merchant John Watchorn who had acquired the property in 1875. After a change of ownership the building was occupied as a motor garage between 1911 and 1965. (4) In 1965 the property was acquired by the Hobart City Council for the proposed Civic Square development and following demolition the site was levelled and sealed to form the present car park.

KEY SIGNIFICANT PERIODS AND THEMES

1840s Altering environment for economy: Reclamation

1860-c.1875 Australian homes

1875-1911 Marketing and retailing

1911-1965 Transport ?

PHASES OF DEVELOPMENT

4

REFERENCES

Pilot Historic Sites Survey; Civic Square Site, Hobart; *Assessment rolls, Post Office directories, Drainage plans*. Illustration 24 dated 1872 in Hudspeth & Scripps, *Sullivans Cove*; Photo HCC 1880/16 dated c. 1880 (TMAG).

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

The Central Cove area is based on the 1840s - 1850s reclamation and development of Franklin Wharf. This was the location of port administration and a wider range of business than on the marginal wharves, while warehousing was much less in evidence. Industrial enterprises such as Risby's Mill and the flour mills (later Gibson's) were part of the initial phase of development, not a later diversification as at Old and New Wharves.

ARCHAEOLOGICAL VALUE/S

The archaeological resource consists of any surviving remnants or deposits associated with the c.1850 conjoined brick houses. Deposits associated with these structures may yield information on the occupants their socio-economic status and associations, if any, with the port. Realisation of this information has added the potential to add an element of 'humanity' to the understanding of the port and its inhabitants not likely to be contained in historical documents of the period.

EXTANT ISSUES

Remnant stone walls and concrete/bitumen paving (also described in 1988 Civic Square sites survey).

DISTURBANCE HISTORY

Construction of the 1875 warehouse and subsequent motor garage function is likely to have resulted in variable impacts to the identified archaeological resource. If underground service pits or fuel holding tanks were present then impacts will be much more intensive than if this were not the case. In the best case scenario (ie no service pits/tanks), remnants of the 1850s conjoined houses can be expected to have survived particularly in sub-surface levels within interior spaces of the later warehouse structure. However, in this respect deeper impacts are likely to have occurred during foundation work associated with construction of the warehouse.

RATING

Zone 1: Substantial disturbance to sub-surface archaeological resource if service pits/underground tanks installed as part of Nettlefold's garage development.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Former Nettlefolds Garage

ADDRESS

5 Elizabeth Street

LOCALITY: Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE: Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE: (1) This site was part of the Franklin Wharf reclaimed area and was offered for sale in 1854. (2) The allotment was purchased by Manning Bros (who had bought the allotment adjoining at the corner of Davey Street) but remained undeveloped until 1899 when John Watchorn built a brick office block to complement his warehouse next door at No. 3. The property changed hands in 1913 and was subsequently used as the offices of shipping agents, Yellow Cab Company, and architects before becoming part of Nettlefolds in 1948. (3) In 1965 the property was acquired by the Hobart City Council for the proposed Civic Square development and following demolition the site was levelled and sealed to form the present car park.

KEY SIGNIFICANT PERIODS AND THEMES

1840s Altering environment for economy: Reclamation

1899-1965 Marketing and retailing?

PHASES OF DEVELOPMENT : 3

REFERENCES: Pilot Historic Sites Survey; Civic Square Site, Hobart; *Assessment rolls, Post Office directories, Drainage plans.*

CONTEXT: Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

The Central Cove area is based on the 1840s - 1850s reclamation and development of Franklin Wharf. This was the location of port administration and a wider range of business than on the marginal wharves, while warehousing was much less in evidence. Industrial enterprises such as Risby's Mill and the flour mills (later Gibson's) were part of the initial phase of development, not a later diversification as at Old and New Wharves.

ARCHAEOLOGICAL VALUE/S: This land parcel appears, somewhat curiously, to have remained undeveloped until 1899. This leaves an intervening period of vacancy of some 50 years. The archaeological resource whilst being non-specific has the potential to test the validity of this assumption.

EXTANT ISSUES: Remnant brick external wall and brick footings probably associated with Watchorn's 1899 office block (also described in 1988 Civic Square sites survey).

DISTURBANCE HISTORY

One phase of construction recorded. Limited impact upon archaeological profile of site.

RATING

Zone 2: High archaeological potential to investigate/confirm site processes over an apparent 50 year period from initial reclamation of the land during the 1840s. Any information retrieved through archaeological means will represent an advance in understanding the history of this site.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Dunn Place

ADDRESS

Dunn Street

LOCALITY

Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) At the time of European settlement the shoreline of the Cove ran through this site. After the establishment of the Commissariat Issuing Store (now part of the TMAG site - the complementary Commissariat Bond Store was erected in 1824) in 1810 this site became part of the landing and delivery area for stores. (2) During the 1840s the area was reclaimed as part of the Franklin Wharf Development. (3) By 1842, the area in front had been sufficiently reclaimed to allow a merchant store and yard to be built (possibly leased by Manning Bros) close to the present Campbell Street corner. Over the next seven years the reclamation was completed and Dunn Street was created. The allotments now available on the other side of the new street were acquired by T. W. Browne and William Pender and were bounded at the rear by Fisherman's Dock. Pender operated a coal yard and offices on the site. At the corner and fronting on Macquarie a substantial two-storey house and shop was built by John Pregnell c.1870. (4) In 1890-1 Fisherman's Dock was redeveloped into the present Victoria Dock, allowing the extension of Davey Street to Hunter Street and reclaiming the land formerly at the head of the old dock between Dunn Street and Hunter Street. Penders yards were resumed by the Government in 1893 and the existing structures demolished (?). Subsequent assessment rolls list stores on the site, leased by a number of individuals from the Hobart City Council. The Council had also built a weighbridge on the site by 1897. (5) The entire site was acquired for a bus depot and all the buildings except the c. 1870 shop on the corner were demolished (1970s?). (6) The bus depot was removed prior to the construction of the Hotel Grand Chancellor in 1985. The new block, now bounded by an extension of Campbell Street was redeveloped as a car park.

KEY SIGNIFICANT PERIODS AND THEMES

1810-1869 Colonial Government

1840s Altering environment for economy

1842-1893 Marketing and retailing

1970s-1985 Transport

PHASES OF DEVELOPMENT

6

REFERENCES

Commissariat Issuing Store Statement of cultural significance; (TMAG) Assessment rolls, Post Office directories, Drainage plans, Fire survey plans; Photo TM 18 June 1914 p. 18; Plans DELM Hobart 92; AOT PWD 266/765; Austral Archaeology, Dunn Place Archaeological Heritage Assessment.

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

The Central Cove area is based on the 1840s - 1850s reclamation and development of Franklin Wharf. This was the location of port administration and a wider range of business than on the marginal wharves, while warehousing was much less in evidence. Industrial enterprises such as Risby's Mill and the flour

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

mills (later Gibson's) were part of the initial phase of development, not a later diversification as at Old and New Wharves.

ARCHAEOLOGICAL VALUE/S

The Dunn Place site environment could, potentially, contain evidence of c1810 modifications to the Cove shoreline to accommodate a landing and delivery area for stores associated with the nearby Commissariat Issuing Store (now in the TMAG precinct). Development following 1840s reclamation activities including a merchant store and yard may also be present along with the remnants of a substantial 1870s house and shop.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Demolition disturbances appear to have taken the form of levelling exercises to create yard spaces. It is not clear whether the bus depot phase of development included deep excavations for service pits or whether it was simply a bus parking area. Worst case scenario appears limited to confined disturbances rather than widespread impact.

RATING

Zone 2; High archaeological potential associated with any subsurface remains of c1810 shoreline modifications to accommodate a landing and delivery area to the Commissariat Issuing Store and of the 1840s merchant store and yard developed following land reclamation activities that facilitated the extension of Macquarie Street as far as Hunter street.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Dockside Offices

ADDRESS

3 Argyle Street

LOCALITY: Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE: Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)/Sullivans Cove 'Working Port' (Sullivans Cove Heritage Wharf & River Zone)

HISTORICAL PROFILE: (1) Part of the Franklin Wharf area reclaimed in the 1840s, this site was defined with the completion of Constitution Dock in 1850. (2) The Argyle Street side of the Dock was used as a wharf and during the 1880s as a timber storage area. Early 20th century photos show a number of small weatherboard sheds on the site. (3) A single storey shelter shed for waterside workers was built in 1940. In the early 1950s the building was considerably extended and a first aid depot - later ambulance station - was built at its eastern end. The building was renovated for offices after new waterside workers accommodation was erected at Macquarie Point in 1981.

KEY SIGNIFICANT PERIODS AND THEMES

1850-1981 Transport: Shipping: Harbour facilities

PHASES OF DEVELOPMENT

3

REFERENCES: Pilot Historic Sites Survey; Civic Square Site; Hudspeth & Scripps, *Capital Port; Drainage plans*; Photo - see Hudspeth & Scripps, *Central Cove* facing page 24.

CONTEXT: Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of historic heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant extant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

The Central Cove area is based on the 1840s - 1850s reclamation and development of Franklin Wharf. This was the location of port administration and a wider range of business than on the marginal wharves, while warehousing was much less in evidence. Industrial enterprises such as Risby's Mill and the flour mills (later Gibson's) were part of the initial phase of development, not a later diversification as at Old and New Wharves.

ARCHAEOLOGICAL VALUE/S: The lower section of Argyle St follows one of the original 'fingers' of reclamation fill into the Cove. The edge of the reclaimed area was developed through use of convict labour as a dock facility. This interface is likely to contain archaeological evidence of part of the convict built dock and any subsequent augmentation of the structure.

EXTANT ISSUES: N/A

DISTURBANCE HISTORY: Augmentation rather than disturbance of original dock structure in this location which may be less disturbed and more easily interpreted than others.

RATING

Zone 2; High archaeological potential to interpret land filling enterprises and the construction and use history of the convict built dock edge.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

The Drunken Admiral

ADDRESS

19 Hunter Street

LOCALITY

Old Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE: (1) The site is partially on Hunter Island and partially on reclaimed land. (2) The present stone and brick three-storey building was built in 1825-6 as a warehouse for the Leith Australian Company. Between 1828 and 1858 the building was leased by the Government for various purposes including Ordnance Store, Barracks, and Emigrant Depot. From 1858 and early 1890s it was a warehouse. Between 1890s when the loft was added and c.1920 it also housed a flour mill. Between 1923 and 1978 the building provided facilities for the staff of Jones & Co.

KEY SIGNIFICANT PERIODS AND THEMES

1825- Altering environment for economy: Reclaiming land

1828-1858 Colonial Government

1851-1858 Migration

c. 1890-1920 Feeding people: Processing food

PHASES OF DEVELOPMENT: 2

REFERENCES

Hudspeth & Scripps, *Hunter Street and Sullivans Cove*.

CONTEXT: Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

Old Wharf was developed in the mid 1820s to provide wharfage and warehousing for a rapidly growing mercantile trade. A diversification into residential and industrial functions emerged in response to the establishment of competing harbour facilities at New Wharf in the 1830s and Central Cove in the 1850s.

ARCHAEOLOGICAL VALUE/S: Potential deposits and features associated with earliest phase of structural development on site, include Hunter Island topography and features. Archaeological information may shed light on construction details, use of built and open spaces over time. These include association with a highly significant extant group of structures that comprised a substantial part of the Old Wharf, Tasmania's main shipping and mercantile facility from the early to mid 19th century.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

1st generation construction with unknown degree of disturbance to phase 1 topography/features/deposits.

RATING

Zone 2: High archaeological potential associated with phase one plus - extant - 1st generation development.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

21 Hunter Street

LOCALITY

Old Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE: The site lies almost entirely on the former Hunter Island, the location of the landing place and stores in the earliest days of settlement. The site existed as a passage or right of way until 1922-3 when the present building was built as offices for Henry Jones & Co. and provided a link between their premises at Nos. 19 and 23 Hunter Street.

KEY SIGNIFICANT PERIODS AND THEMES

1804-1820 Early settlement

PHASES OF DEVELOPMENT

1

REFERENCES

Scripps 21-25 Hunter Street Site History.

CONTEXT: Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

Old Wharf was developed in the mid 1820s to provide wharfage and warehousing for a rapidly growing mercantile trade. A diversification into residential and industrial functions emerged in response to the establishment of competing harbour facilities at New Wharf in the 1830s and Central Cove in the 1850s.

ARCHAEOLOGICAL VALUE/S: Potential deposits and features associated with earliest phase of structural development on site include Hunter Island topography and features. Archaeological information may shed light on construction details, use of open space over time. These include association with a highly significant extant group of structures that comprised a substantial part of the Old Wharf, Tasmania's main shipping and mercantile facility from the early to mid 19th century.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Variable disturbance from c1922 development on Old Wharf right of way with unknown degree of disturbance to underlying phase 1 topography/features/deposits.

RATING

Zone 2: High archaeological potential associated with pedestrian access within the Old Wharf area and any surviving evidence of Hunter Island topography/features/deposits.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

23 Hunter Street

LOCALITY

Old Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE: (1) The site is partially on Hunter Island and partially on reclaimed land. (2) A two storey stone building was built by Anthony Fenn Kemp as a store in 1826. Additions were built at the rear in the 1840s. (3) In 1860 a new stone building was built for A. G. Webster & Son to hold wool sales in. A brick extension was added at the rear c.1890. In 1910 the building was renovated as offices for Jones & Co. who acquired it 1900.

KEY SIGNIFICANT PERIODS AND THEMES

1826-1910 Marketing and retailing

PHASES OF DEVELOPMENT

3

REFERENCES

Scripps, *21-25 Hunter Street Site History*.

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At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

Old Wharf was developed in the mid 1820s to provide wharfage and warehousing for a rapidly growing mercantile trade. A diversification into residential and industrial functions emerged in response to the establishment of competing harbour facilities at New Wharf in the 1830s and Central Cove in the 1850s.

ARCHAEOLOGICAL VALUE/S: Potential deposits and features associated with earliest phase of structural development on site (plus significant additions), include Hunter Island topography and features. Archaeological information may shed light on construction details, use of built and open spaces over time. These include association with a highly significant extant group of structures that comprised a substantial part of the Old Wharf, Tasmania's main shipping and mercantile facility from the early to mid 19th century.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

4 phases of 19th century construction with unknown degree of disturbance to phase 1 topography/features/deposits.

RATING

Zone 2: High archaeological potential associated with phase one plus - extant - 19th century developments.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

25 Hunter Street

LOCALITY

Old Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE: (1) The site is partially on Hunter Island and partially on reclaimed land. (2) A two storey stone warehouse had been built on the site by William Bunster by 1831. Although the building was substantially modified in the 1880s and 1910s, it is thought to contain remnants of the 1831 fabric. The building was used as a warehouse and had a long association with A. G. Webster & Co. It was taken over by Jones & Co in 1900 and converted to offices.

KEY SIGNIFICANT PERIODS AND THEMES

1831-1900 Marketing and retailing

1900-1978 Feeding people: Processing food

PHASES OF DEVELOPMENT

2+

REFERENCES

Scripps, *21-25 Hunter Street Site History*.

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At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

Old Wharf was developed in the mid 1820s to provide wharfage and warehousing for a rapidly growing mercantile trade. A diversification into residential and industrial functions emerged in response to the establishment of competing harbour facilities at New Wharf in the 1830s and Central Cove in the 1850s.

ARCHAEOLOGICAL VALUE/S: Potential deposits and features associated with earliest phase of structural development on site, include Hunter Island topography and features. Archaeological information may shed light on construction details, use of built and open spaces over time. These include association with a highly significant extant group of structures that comprised a substantial part of the Old Wharf, Tasmania's main shipping and mercantile facility from the early to mid 19th century.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

1st generation construction with unknown degree of disturbance to phase 1 topography/features/deposits.

RATING

Zone 2: High archaeological potential associated with phase one plus - extant - 1st generation development.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Designer-Makers building

ADDRESS

Rear of 19 Hunter Street

LOCALITY

Old Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE: (1) The present building stands on land reclaimed in the 1830s and 1840s. (2) By 1837 there was a small outbuilding on the site - possibly privies associated with the Ordnance Barracks then at 19 Hunter Street. (3) During the 1850s and 1860s a long single storey warehouse stood further back on the block along the eastern boundary. (4) About the mid 1880s the present brick building was erected and was used as a warehouse by Murdoch Bros who operated No. 19 as a flour mill between the early 1890s and c.1920. A tall chimney stack dating from the late 1890s was demolished c.1923 when Henry Jones & Co acquired the building which was then used as a tin store.

KEY SIGNIFICANT PERIODS AND THEMES

1850s-1890 Marketing and retailing

1890-1977 Feeding people: Processing food

PHASES OF DEVELOPMENT

4

REFERENCES

Hudspeth & Scripps, *Hunter Street and Sullivans Cove*; Scripps, *21-25 Hunter Street Site History*; Forward Viney Woollan, *No. 27-33 Hunter Street Draft Conservation Study*.

CONTEXT: Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

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Old Wharf was developed in the mid 1820s to provide wharfage and warehousing for a rapidly growing mercantile trade. A diversification into residential and industrial functions emerged in response to the establishment of competing harbour facilities at New Wharf in the 1830s and Central Cove in the 1850s.

ARCHAEOLOGICAL VALUE/S: The archaeological resource consists of potential deposits and features associated with phases 1, 2 & 3 of site development. Archaeological information may shed light on construction details, use of built and open spaces over time. These include association with a highly significant extant group of structures that comprised a substantial part of the Old Wharf, Tasmania's main shipping and mercantile facility from the early to mid 19th century.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Variable but probably not 'apocalyptic' disturbance to identified significant phases.

RATING

Zone 2: High archaeological potential to yield substantial functional insights associated with phases 1, 2 & 3 of site development. It is expected that archaeological information retrieved from the site would be original and an addition to the current understanding of the historical function of the site during the 19th century including the Old Wharf phase of operation.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Courtyard

ADDRESS

Rear of 19-25 Hunter Street

LOCALITY

Old Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE: (1) This site lies largely on land reclaimed in the 1830s and 1840s but reclamation was not finally completed until c.1880 when the course of the rivulet was defined by retaining walls. (2) By the 1850s the area contained outbuildings associated with Nos. 19-25 Hunter Street. (3) From c.1857 a large shed occupied the rear half of the site behind No. 23 but it burned down c.1883. (4) In c.1885 brick stores were built behind Nos. 23 and 25. (5) Henry Jones & Co. acquired the site in 1900 and in 1921 demolished all the existing buildings. Jones & Co. built over the whole space, incorporating a tin store, receiving room for the delivery of fruit, and cutting and pulping room. (6) After acquisition by the State Government in 1977 the buildings were demolished and the present courtyard area was paved and landscaped.

KEY SIGNIFICANT PERIODS AND THEMES

1850-1921 Marketing and retailing?

1921-1977 Feeding people: Processing food

PHASES OF DEVELOPMENT : 6

REFERENCES: Scripps, *21-25 Hunter Street Site History*.

CONTEXT: Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

Old Wharf was developed in the mid 1820s to provide wharfage and warehousing for a rapidly growing mercantile trade. A diversification into residential and industrial functions emerged in response to the establishment of competing harbour facilities at New Wharf in the 1830s and Central Cove in the 1850s.

ARCHAEOLOGICAL VALUE/S: The archaeological resource consists of potential deposits and features associated with phases 1, 2, 3 & to a lesser extent phase 4 of site development. Archaeological information may shed light on construction details, use of built and open spaces over time. These include association with a highly significant extant group of structures that comprised a substantial part of the Old Wharf, Tasmania's main shipping and mercantile facility from the early to mid 19th century.

EXTANT ISSUES : N/A

DISTURBANCE HISTORY: Variable but probably not 'apocalyptic' disturbance to identified significant phases. Extent of disturbance dependant on levels of earlier development.

RATING

Zone 2: High archaeological potential to yield substantial functional insights associated with phases 1, 2, 3 & 4 of site development. Chronological marker represented by burnt layers arising from the c.1883 fire is likely to define the upper interface of potentially significant deposits. It is expected that archaeological information retrieved from the site would be original and an addition to the current understanding of the historical function of the site during the 19th century including the Old Wharf phase of operation.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Jones & Co's Engineering Workshop

ADDRESS

Evans Street

LOCALITY

Old Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE: (1) This area was among the last to be reclaimed at the rear of Old Wharf. It was not until the 1880s that the retaining walls were built and boundaries defined. (2) A store stood on the banks of the Rivulet from c.1857 until c.1880 when it burnt down. (3) c.1885 stores were built at the rear of Nos. 23 and 25 Hunter Street and partially encroached on this site. (4) These buildings were demolished c.1921 by the then owners Henry Jones & Co. who built the present two storey brick building as an engineering workshop.

KEY SIGNIFICANT PERIODS AND THEMES

1857-1921 Marketing and retailing?

1921-1977 Engineering and construction

PHASES OF DEVELOPMENT : 4

REFERENCES

Scripps, *21-25 Hunter Street Site History*.

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At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

Old Wharf was developed in the mid 1820s to provide wharfage and warehousing for a rapidly growing mercantile trade. A diversification into residential and industrial functions emerged in response to the establishment of competing harbour facilities at New Wharf in the 1830s and Central Cove in the 1850s.

ARCHAEOLOGICAL VALUE/S: The archaeological resource consists of potential deposits and features associated with phase 2 & to a lesser extent phase 3 of site development. Archaeological information may shed light on construction details, use of built and open spaces over time. These include association with a highly significant extant group of structures that comprised a substantial part of the Old Wharf, Tasmania's main shipping and mercantile facility from the early to mid 19th century.

EXTANT ISSUES: N/A

DISTURBANCE HISTORY

Construction Jones & Co engineering workshop likely to have at least partly disturbed earlier features and deposits. Extent of disturbance dependant on levels of earlier development.

RATING

Zone 1: High archaeological significance but likely moderate likelihood of survival. Site has potential to yield substantial functional insights associated with Old Wharf developments, prior to Jones & Co. redevelopment. Chronological marker represented by burnt layers arising from the c.1880 fire likely to define the upper interface of highest significance. It is expected that archaeological information retrieved from the site would be original and an addition to the current understanding of the historical function of the site during the 19th century within the Old Wharf precinct.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Hewitt warehouse

ADDRESS

27 Hunter Street

LOCALITY

Old Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE: (1) The site is on reclaimed land. (2) The present three storey stone building on the Hunter Street frontage was erected as a warehouse by Thomas Hewitt c.1831. In 1889 the building was acquired by Henry Jones & Co. (3) A two storey brick extension was built at the rear c.1920.

KEY SIGNIFICANT PERIODS AND THEMES

1831-1889 Marketing and retailing

1889-1977 Feeding people: Processing food

PHASES OF DEVELOPMENT

3

REFERENCES

Hudspeth & Scripps, *Hunter Street and Sullivans Cove*; Scripps, *21-25 Hunter Street Site History*; Forward Viney Woollan, *No. 27-33 Hunter Street Draft Conservation Study*.

CONTEXT: Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

Old Wharf was developed in the mid 1820s to provide wharfage and warehousing for a rapidly growing mercantile trade. A diversification into residential and industrial functions emerged in response to the establishment of competing harbour facilities at New Wharf in the 1830s and Central Cove in the 1850s.

ARCHAEOLOGICAL VALUE/S: Potentially significant deposits and features associated with earliest phase of structural development on site. Archaeological information may shed light on construction details, use of built and open spaces over time. These include association with a highly significant extant group of structures that comprised a substantial part of the Old Wharf, Tasmania's main shipping and mercantile facility from the early to mid 19th century.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

1st generation construction with probable moderate degree of disturbance to potential archaeological deposits at rear.

RATING

Zone 2: High archaeological potential associated with - extant - 1st generation development.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS
29 Hunter Street

LOCALITY
Old Wharf

SULLIVANS COVE PLANNING SCHEME ZONE
Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) The site was partially on Hunter Island and partially reclaimed. (2) A three storey stone warehouse was built by William Bunster on the site by 1828. An additional bay incorporating a hoist was added at the eastern end in 1834. (3) This building was demolished c.1882 by the then owner, jam manufacturer George Peacock. The present building was then built and occupied almost double the ground space of the earlier building. An engine and boiler house was added at the rear in 1895 but was later demolished. The building was part of the Jones & Co complex until 1977.

KEY SIGNIFICANT PERIODS AND THEMES
1882-1977 Feeding people: Processing food

PHASES OF DEVELOPMENT
3

REFERENCES
Forward Viney Woollan, *No. 27-33 Hunter Street Draft Conservation Study*.

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

Old Wharf was developed in the mid 1820s to provide wharfage and warehousing for a rapidly growing mercantile trade. A diversification into residential and industrial functions emerged in response to the establishment of competing harbour facilities at New Wharf in the 1830s and Central Cove in the 1850s.

ARCHAEOLOGICAL VALUE/S

Any evidence of deposits and features linked to Hunter Island will be of the highest significance. Potentially significant deposits and features associated with earliest phase of structural development on site may shed light on construction details, use of built and open spaces over time. These include association with a highly significant extant group of structures that comprised a substantial part of the Old Wharf, Tasmania's main shipping and mercantile facility from the early to mid 19th century.

EXTANT ISSUES
N/A

DISTURBANCE HISTORY

Construction of c.1880 building likely to have enclosed sub-surface deposits containing evidence of the identified significant archaeological resource.

RATING

Zone 2: High archaeological potential associated with 1st generation warehouse development.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

31 Hunter Street

LOCALITY

Old Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) This site lies partially on Hunter Island and partially on reclaimed land. (2) A three storey stone warehouse had been erected on the site by 1825. The building traded as the Commercial Inn and later as the Shades Tavern or Steam Packet Tavern until 1862. (3) In 1869 the property was purchased by George Peacock and the former inn was demolished soon after. A two storey stone building was erected on the site c.1870. In c.1883 a third storey was added at the same time that an extension was built at the rear. The buildings, which remain, later became part of the Jones & Co complex.

KEY SIGNIFICANT PERIODS AND THEMES

1829-1862 Eating and drinking

1869-1977 feeding people: Processing food

PHASES OF DEVELOPMENT

3+

REFERENCES

Forward Viney Woollan, *No. 27-33 Hunter Street Draft Conservation Study*.

CONTEXT

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At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

Old Wharf was developed in the mid 1820s to provide wharfage and warehousing for a rapidly growing mercantile trade. A diversification into residential and industrial functions emerged in response to the establishment of competing harbour facilities at New Wharf in the 1830s and Central Cove in the 1850s.

ARCHAEOLOGICAL VALUE/S

Any evidence of deposits and features linked to Hunter Island will be of the highest significance. Potentially significant deposits and features linked to the earliest phase of structural development (including tavern function) on site may shed light on construction details, use of built and open spaces over time. These include association with a highly significant extant group of structures that comprised a substantial part of the Old Wharf, Tasmania's main shipping and mercantile facility from the early to mid 19th century.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Construction of c.1870 building likely to have disturbed earlier structural evidence.

RATING

Zone 1: High archaeological significance but expected moderate/high disturbance to 1st generation warehouse/tavern premises.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Bunster House

ADDRESS

33 Hunter Street

LOCALITY

Old Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) The site is partially on Hunter Island and partially on reclaimed land. (2) William Bunster erected a combined warehouse and dwelling on the site c.1825. The building was purchased by George Peacock in 1869 and an extension erected at the rear c.1883-5.

KEY SIGNIFICANT PERIODS AND THEMES

1869-1977 Feeding people; Processing food

1825-c.1900 Australian homes

PHASES OF DEVELOPMENT

2+

REFERENCES

Hudspeth & Scripps, *Hunter Street and Sullivans Cove*; Scripps, *21-25 Hunter Street Site History*; Forward Viney Woollan, *No. 27-33 Hunter Street Draft Conservation Study*.

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

Old Wharf was developed in the mid 1820s to provide wharfage and warehousing for a rapidly growing mercantile trade. A diversification into residential and industrial functions emerged in response to the establishment of competing harbour facilities at New Wharf in the 1830s and Central Cove in the 1850s.

ARCHAEOLOGICAL VALUE/S

Potential deposits and features associated with earliest phase of structural development on site include Hunter Island topography and features. Archaeological information may shed light on construction details, use of built and open spaces over time. These include association with a highly significant extant group of structures that comprised a substantial part of the Old Wharf, Tasmania's main shipping and mercantile facility from the early to mid 19th century.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

1st generation construction with additions - unknown degree of disturbance to phase 1 topography/features/deposits.

RATING

Zone 2: High archaeological potential associated with phase one plus - extant - 1st generation development that included a residential component.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

The Ice House

ADDRESS

35 Hunter Street

LOCALITY

Old Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) This site is partially on Hunter Island and partially on reclaimed land. (2) A three storey stone warehouse was built on the site c.1837. In 1903 the facade of the building was demolished. A new facade was built on what became the ice house for Jones & Co. and matched the facade of the new cool store built next door at No. 37. In 1987 the building was declared unsafe and most of it was demolished. Only the 1903 facade and part of the east wall of the 1837 structure remain standing.

KEY SIGNIFICANT PERIODS AND THEMES

1903-1977 feeding people : Processing food

PHASES OF DEVELOPMENT

2+

REFERENCES

Forward Viney Woollan, *No. 27-33 Hunter Street Draft Conservation Study*.

CONTEXT

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At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

Old Wharf was developed in the mid 1820s to provide wharfage and warehousing for a rapidly growing mercantile trade. A diversification into residential and industrial functions emerged in response to the establishment of competing harbour facilities at New Wharf in the 1830s and Central Cove in the 1850s.

ARCHAEOLOGICAL VALUE/S

Potentially significant deposits and features associated with earliest phase of structural development on site. Archaeological information may shed light on construction details, use of built and open spaces over time. These include association with a highly significant extant group of structures that comprised a substantial part of the Old Wharf, Tasmania's main shipping and mercantile facility from the early to mid 19th century.

EXTANT ISSUES

1903 facade & east wall of c.1837 structure only extant remnants of former building superstructure.

DISTURBANCE HISTORY

Disturbance limited to demolition.

RATING

Zone 2: High archaeological potential associated with deposits and structural remains of 1st generation warehouse.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

The Cool Store

ADDRESS

37 Hunter Street

LOCALITY

Old Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) This site lies partly on Hunter Island and partly on reclaimed land. (2) This allotment was the first to be built on following the construction of the causeway to connect Hunter Island to the shore. A three storey stone warehouse was erected by W. A. Bethune in 1822. (3) The warehouse was demolished in 1903 and the present building was erected as a new cool store for Jones and Co.

KEY SIGNIFICANT PERIODS AND THEMES

1903-1977 Feeding people: Processing food

PHASES OF DEVELOPMENT

3

REFERENCES

Hudspeth & Scripps, *Hunter Street: Forward Viney Woollan, No. 27-33 Hunter Street Draft Conservation Study.*

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

Old Wharf was developed in the mid 1820s to provide wharfage and warehousing for a rapidly growing mercantile trade. A diversification into residential and industrial functions emerged in response to the establishment of competing harbour facilities at New Wharf in the 1830s and Central Cove in the 1850s.

ARCHAEOLOGICAL VALUE/S

Any evidence of deposits and features linked to Hunter Island will be of the highest significance. Potentially significant deposits and features linked to the earliest phase of structural development (including tavern function) on site may shed light on construction details, use of built and open spaces over time. These include association with a highly significant extant group of structures that comprised a substantial part of the Old Wharf, Tasmania's main shipping and mercantile facility from the early to mid 19th century.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Construction of 1903 cool store likely to have disturbed earlier structural evidence.

RATING

Zone 1: High archaeological potential but expected moderate/high disturbance to 1st generation warehouse.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Centre for the Arts

ADDRESS

41 Hunter Street

LOCALITY: Old Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE: (1) This site stands on land reclaimed off Hunter Island. The area along the Hunter Street frontage was reclaimed during the 1830s and 1840s and at the rear by 1880. Land at the river end was reclaimed during the early 20th century. (2) By 1840 there were a number of stone and brick merchant stores on the site which had been granted to Peter Murdoch - some of these stores also had a dwelling incorporated. During the late 1840s a jetty was built out from the north east shoreline of the site. As reclamation progressed building extended to the rear in the form of wooden sheds but the area was less developed than the rest of Old Wharf. (3) All the buildings on the site were demolished in 1907 and in 1911 the present building was built for Henry Jones & Co. -it was said at the time to be the largest reinforced concrete building in Australia. An adjoining warehouse was built on the Evans Street frontage in 1923 following the diversion of the Hobart Rivulet

KEY SIGNIFICANT PERIODS AND THEMES

1840-1907 Marketing and retailing

1850-1907 Shipping; Harbour facilities

1911-1977 Feeding people; Processing food

PHASES OF DEVELOPMENT : 3+

REFERENCES: Hudspeth & Scripps, *Hunter Street* ; University of Tasmania *Centre for the Arts Technical Papers*.

CONTEXT: Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

Old Wharf was developed in the mid 1820s to provide wharfage and warehousing for a rapidly growing mercantile trade. A diversification into residential and industrial functions emerged in response to the establishment of competing harbour facilities at New Wharf in the 1830s and Central Cove in the 1850s.

ARCHAEOLOGICAL VALUE/S: The archaeological profile of this location is representative of a series of developments linked to various stages of mercantile and residential development and service infrastructure such as the jetty facility. The importance of the archaeological resource rests in the potential to investigate, in an articulated sense, the variety of site functions (including evolution of the place over time), evidence of the inhabitants, their occupations and domestic situation etc. This information is not likely to exist in any detailed documentary form.

EXTANT ISSUES: N/A

DISTURBANCE HISTORY: Footprint of existing buildings in 1911 and 1923 likely to represent an area of high disturbance. Limited known disturbance to eastern third of site - possibly late reclamation area.

RATING: Zone 0: Expected high disturbance to archaeological resource corresponding to footprint of extant structures.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Hunter Street Roadway

ADDRESS

Hunter Street

LOCALITY

Old Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove 'Working Port' (Sullivans Cove Wharf & River Zone)

HISTORICAL PROFILE

(1) The roadway was initially created in 1821-2 when a causeway was built to connect Hunter Island with the shore. The road extended as reclamation and development proceeded. Until 1890 the roadway was narrower than the present roadway. (2) Reclamation on the southern side of Hunter Street proceeded in an *ad hoc* fashion with odd angles and squares projecting into the cove. One such reclamation was opposite 19 Hunter Street and was undertaken in 1828 when John Walker erected a steam flour mill on the site. This building was later a soap factory but by the time of its demolition was a dilapidated store. Opposite No. 31-37 Hunter Street was a larger reclamation which housed the Old Wharf Probation Station barracks in the 1840s and the Landing Waiters office. During the late 19th century the area was known as Miles' Wharf. There were a number of substantial two storey warehouses opposite the present Centre for the Arts by 1852. (3) In 1890 the buildings opposite Nos. 19 and 31-37 Hunter Street were demolished during the reconstruction of Fisherman's Dock to create the present Victoria Dock. This project involved the widening of the roadway to the present width. The remaining buildings were demolished after the land was acquired by the Marine Board of Hobart in 1901 pending the construction of a wharf shed on the adjoining site (See Macquarie No. 1 shed).

KEY SIGNIFICANT PERIODS AND THEMES

1821-1890 Altering environment for economy: Reclaiming land

1828-1936 Feeding people: Processing food

1840s Convictism

PHASES OF DEVELOPMENT

4

REFERENCES

Hudspeth & Scripps, *Hunter Street*; Plans DELM Hobart 19 and 92; MDB Plan No. 2 (1897 series).

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

Old Wharf was developed in the mid 1820s to provide wharfage and warehousing for a rapidly growing mercantile trade. A diversification into residential and industrial functions emerged in response to the establishment of competing harbour facilities at New Wharf in the 1830s and Central Cove in the 1850s.

ARCHAEOLOGICAL VALUE/S

The archaeological profile of this location is extremely complex, ranging from early industrial function to physical manifestation of the probation system unique to Tasmania, to the site of one of the country's largest engineering feats of the period, the Hunter Island causeway - a formation which reputedly contained more stone than was used in the construction adjacent Old Wharf warehouses. In each of the cases cited, understanding of actual details of operation is poor.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

The importance of the archaeological resource rests in the potential to investigate the variety of site functions (including evolution of the place over time), linkages between service infrastructure and industry, and details of convict existence in a town environment. The research potential attached to the archaeological resource at this location is exceptional.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Likely to be highly variable, given the linear nature of the site and the variety of historic processes represented.

RATING

Zone 2: Location afforded a high rating in acknowledgment of the original information likely to be derived from even differential survival of the potential archaeological resource. Excavations in nearby Davey Street proved the potential of the area, establishing the presence of an extremely well preserved, multi-layered archaeological resource.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Macquarie No 1 shed

ADDRESS: Hunter Street

LOCALITY: Old Wharf

SULLIVANS COVE PLANNING SCHEME ZONE: Sullivans Cove 'Working Port' (Sullivans Cove Wharf & River Zone)

HISTORICAL PROFILE: (1) This site stands on land reclaimed off Hunter Island at various stages between c.1840 and 1914. (2) The north western corner of the building impinges on the site of the c.1840 Old Wharf Probation Station and on the yards of c.1850 warehouses as well as on the later Miles' Wharf. (3) The existing buildings were demolished after the Marine Board purchased the site in 1901 pending proposed wharf development. Ocean Pier which projected eastwards into the Cove and Ocean Pier shed were completed in 1914 - part of the development was on piles. (4) Fire almost destroyed the Pier in 1948 and the remnant was demolished c.1959. The old Ocean Pier Shed was replaced by the present Macquarie No. 1 shed.

KEY SIGNIFICANT PERIODS AND THEMES

1840s Convictism

1840-present Shipping; Harbour facilities

PHASES OF DEVELOPMENT : 4

REFERENCES: Hudspeth & Scripps, *Capital Port*.

CONTEXT: Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

Old Wharf was developed in the mid 1820s to provide wharfage and warehousing for a rapidly growing mercantile trade. A diversification into residential and industrial functions emerged in response to the establishment of competing harbour facilities at New Wharf in the 1830s and Central Cove in the 1850s.

ARCHAEOLOGICAL VALUE/S: The principal archaeological resource potential at this location is linked to any surviving physical evidence of the probation system unique to Tasmania. Evidence related to this phase of the site's history has the capacity to yield details of convict existence in a town environment and could facilitate comparisons with rural establishments.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Not possible to discern since demolition to facilitate subsequent wharf infrastructure may or may not have necessitated removal of earlier structural evidence. Possible that demolished material was utilised as fill for the next development. This coupled with the lack of knowledge of critical levels in this location suggests application of a precautionary principal.

RATING

Zone 2: Location afforded a high rating in acknowledgment of the original information likely to be derived from even differential survival of the potential archaeological resource (ie, any surviving evidence of the Old Wharf convict probation station). Excavations in adjacent Davey Street proved the potential of the area, establishing the presence of an extremely well preserved, multi-layered archaeological resource at depths in excess of 500mm below current levels.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Macquarie Point Wharves

ADDRESS

Macquarie Point

LOCALITY

Macquarie Point

SULLIVANS COVE PLANNING SCHEME ZONE

Macquarie Point Wharf (Macquarie Point Wharf & River Zone A)

HISTORICAL PROFILE

(1) These wharves are entirely on land reclaimed since 1912. Stone from the Marine Board's quarry at Bedlam Walls was used to build retaining walls and for rubble fill. The first stage was virtually completed in 1916 and the areas leased to private companies for storage. (2) Subsequent stages extended the reclaimed area but it was not until after the Second World War that the Marine Board began their major construction program which has resulted in the present Macquarie wharves which were completed in 1978

KEY SIGNIFICANT PERIODS AND THEMES

1912-1978 Altering the environment for economy: Reclaiming land

1916-Present Shipping; Harbour facilities

PHASES OF DEVELOPMENT

2?

REFERENCES

Hudspeth & Scripps, *Capital Port*.

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

N/A

RATING

Zone 0: No known archaeological potential at this location.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

Between Constitution and Victoria Docks

LOCALITY

Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) This area was created by the reclamation of Franklin Wharf completed in 1851. (2) Within a short time storage and shelter sheds sprang up to serve the needs of the fishermen who used Fisherman's Dock - these were demolished c.1890. (3) Following the reconstruction of Fishermans Dock in 1890-1 to form the present Victoria Dock, a long weatherboard building was built along the southern side of the Victoria Dock. (4) Fruit inspection depot built 1951 and continued to be used until 1980. (5)The depot was demolished and the present Mures restaurant and adjacent car park were built in 1987.

KEY SIGNIFICANT PERIODS AND THEMES

1840s Altering the environment for the economy: Reclaiming land

1840s-Present Shipping: Harbour facilities

PHASES OF DEVELOPMENT

5

REFERENCES

Hudspeth & Scripps, *Central Cove and Sullivans Cove*.

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

The Central Cove area is based on the 1840s - 1850s reclamation and development of Franklin Wharf. This was the location of port administration and a wider range of business than on the marginal wharves, while warehousing was much less in evidence. Industrial enterprises such as Risby's Mill and the flour mills (later Gibson's) were part of the initial phase of development, not a later diversification as at Old and New Wharves.

ARCHAEOLOGICAL VALUE/S

Archaeological resource constitutes original information of boatways and fishmarkets.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

c.1890 construction of Fisherman's Dock.

RATING

Zone 2: High archaeological potential to contribute to an understanding of maritime history through evidence of the Franklin Wharf construction. Subsequent development of Fishermans Dock likely to have augmented earlier structure as opposed to wholesale replacement.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Public Offices

ADDRESS

Franklin Square

LOCALITY

Hobart

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) The officers who led the party which established the settlement at Sullivans Cove in February 1804 set up their tents in the area now bounded by Macquarie Street, Dunn Street, Davey Street and Murray Street. Huts were soon built to replace the tents and gardens were established. (2) The site was part of an area set aside by Governor Macquarie in 1811 for a town square in which it was planned to erect public buildings including a church and court house. The present building at the corner of Macquarie and Murray Streets was built as a court house in 1824. In 1835 a police office of similar dimensions was built at the corner of Davey and Murray Streets. A block of Public Offices was built between these two buildings in 1841. The yard at the rear contained stables, sheds, constables barracks and other outbuildings. (3) Most of these outbuildings were demolished c.1858 when a new court house was built on the Macquarie Street frontage adjacent to Franklin Square and an infill building was built in between it and the 1826 Court House, then used as a Post Office. A new stable block was built at the rear. (4) The 1858-1860 stable block was demolished when the present offices fronting on to Franklin Square were built 1884 -1887. A Deeds Office which remains on the Davey Street frontage was built in 1894. (5) The c.1860 infill building on Macquarie Street frontage was demolished and replaced by the existing building in 1914. Early 20th century also saw the erection of a Department of Agriculture building and a HEC substation on the Davey Street frontage. (6) In 1940 the old sub-station and Dept of Agriculture buildings were demolished and the present HEC substation was built.

KEY SIGNIFICANT PERIODS AND THEMES

1804-1824 Early settlement

1824-present Justice

1841-Present Government

PHASES OF DEVELOPMENT

6?

REFERENCES

Scripps & Hudspeth, *The Franklin Square Offices: Archival Investigation: Godden Mackay, Franklin Square Offices Conservation Plan*; Austral Archaeology, *Franklin Square Public Buildings - Building 1 Archaeological Monitoring Report*.

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

ARCHAEOLOGICAL VALUE/S

The public buildings precinct is represented by a wide variety of developments spanning in excess of 150 years. The early sequence of site development is, however, partly conjectural. Archaeological methods constitute the most reliable means of confirming current understanding or adding to the specific knowledge area of early 19th century public administration and justice. The precinct is situated on the site of the earliest encampment/settlement and is also the site of the oldest surviving purpose built

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

courthouse in Australia. The archaeological resource potential includes evidence of the material culture of the Governor's household/high ranking public servants and domestic attendants.

EXTANT ISSUES

N/A - Note a variety of periods represented throughout the complex due to the long and continuous history of use of the site. These are considered part of the fabric of the existing complex.

DISTURBANCE HISTORY

Highly variable. For zoning plan purposes it should be assumed that vestiges of earlier developments could survive in underfloor levels throughout the complex. This was proved through archaeological monitoring of plumbing works on the Macquarie Street frontage in Building 1 which revealed the presence of what appeared to be an 'in-situ' foundation stone and associated soil deposit at 1200mm and 1420mm, respectively, below existing internal floor level. High impacts are likely where sub-station infrastructure is located.

RATING

Differential rating likely:

Zone 1: High archaeological potential but expected moderate/high disturbance to archaeological resource corresponding to sub-station structures.

Zone 2: High archaeological potential in remaining areas.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Franklin Square

ADDRESS

As Above

LOCALITY

Hobart

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) The officers who led the party which established the settlement at Sullivans Cove in February 1984 set up their tents in the area now bounded by Macquarie Street, Dunn Street, Davey Street and Murray Street. Huts were soon built to replace the tents and gardens were established. (2) The site was part of an area set aside by Governor Macquarie in 1811 for a town square in which it was planned to erect public buildings including a church and court house. Government House was then located on what is now the Elizabeth Street roadway. By 1827 additions to the building had extended across what is now Franklin Square and included Executive and Legislative Council Chambers. (3) In 1858 the present Government House on the Domain was finished and the old building was demolished. The site was levelled and the present park was created. The statue of Sir John Franklin was erected in 1865. (4) During World War II a First Aid station(?) was built on the Davey Street side of the park - since demolished.

KEY SIGNIFICANT PERIODS AND THEMES

1804 Early settlement

1804-1858 Colonial Government

1865-Present Cultural institutions: Parks and Gardens

PHASES OF DEVELOPMENT

3

REFERENCES

Hudpseth & Scripps, *Sullivans Cove*; J. Somerville, *Government Houses in Hobart Town*.

CONTEXT

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ARCHAEOLOGICAL VALUE/S

The early sequence of site development is broadly understood from official historical sources. However, the archaeological resource is a potential repository of information that could provide a 'window' to the conditions and adaptive responses of the early historic period, followed by the establishment and expansion of government on the site.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Limited to levelling and creation of park. High potential for survival of 'in-situ' archaeological remains in these conditions.

RATING

Zone 2: High archaeological to yield original information on poorly understood aspects of c.1804 settlement and nucleus of governance.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Davey Street

ADDRESS

Davey Street b/w Murray and Elizabeth Streets

LOCALITY

Hobart

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) Part of the settlement established in 1804, the site formed a section of the officers' gardens. (2) Associated with the extensions to Government House in the 1820s much of the site became part of the Governor's grounds. Buildings which once impinged on the site of the present Davey Street include the easternmost point of Government House and the Orderly Stables. Between the Government House grounds and Murray Street were outbuildings which formed part of the Constables barracks and a garden. (3) On this latter part of the site in 1854 a small gun battery and a watch house were erected. (4) Following the completion of the new Government House on the Domain the old Government House was demolished and Davey Street was extended as far as Dunn Street - the battery and watch house were as a consequence also demolished. (5) The cut for the road had left a very steep bank on the eastern side and when the road was widened c.1885 (?) the present wall was constructed.

KEY SIGNIFICANT PERIODS AND THEMES

1804 - Early settlement

1850s Police

1850s War: Preparing to face invasion

PHASES OF DEVELOPMENT

5

REFERENCES

Scripps, *Sandy Bay-Selfs Point Sewerage Project Historical research*; AOT Plan PWD 266/780; DELM Plan Hobart 56; TMAG photo (un-numbered) of the corner of Davey and Murray Streets.

CONTEXT

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ARCHAEOLOGICAL VALUE/S

Archaeological resource constitutes a potential repository of information that could provide a 'window' to the conditions and adaptive responses of the early historic period, followed by the establishment and expansion of government on the site.

EXTANT ISSUES

c. 1885 (?) sandstone grade separation walls

DISTURBANCE HISTORY

Cut to create road.

RATING

Zone 1: Archaeological resource likely to have been disturbed by cutting to create the western most carriageway of Davey Street.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Town Hall

ADDRESS

Macquarie Street

LOCALITY

Hobart

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE: (1) The officers who led the party which established the settlement at Sullivans Cove in February 1804 set up their tents in the area now bounded by Macquarie Street, Dunn Street, Davey Street and Murray Street. Huts were soon built to replace the tents and gardens were established. The first Government House was established on this site. (2) The first Government House was replaced by another structure on the present Elizabeth Street roadway in 1807 and later additions extended the building across the present site of the Town Hall as well as Franklin Square. (3) In 1858 the present Government House on the Domain was completed and the old building was demolished. Elizabeth Street was continued through to the wharf. In 1866 the present Town Hall was completed. On the Davey Street side of the block was a garden landscaped around a large ornamental fountain. (4) In 1907 the present Carnegie building was built as a public library. A Child Welfare Clinic was built in the grounds of the Town Hall at the rear of the garden in the 1920s (?). (5) The clinic and the garden were demolished c.1960 when a new wing and car park was added to the Town Hall.

KEY SIGNIFICANT PERIODS AND THEMES

1804- Early settlement

1804-1958 Colonial Government

1866- Present Local government

PHASES OF DEVELOPMENT : 5

REFERENCES: Hudspeth & Scripps, *Sullivans Cove*.

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At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

ARCHAEOLOGICAL VALUE/S: The early sequence of site development is broadly understood from official historical sources. However, the archaeological resource is a potential repository of information that could provide a 'window' to the conditions and adaptive responses of the early historic period, followed by the establishment and expansion of government on the site.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Extensive disturbance arising from construction of the Town Hall, Carnegie Building etc. Moderate disturbance to wide pavements on Elizabeth and Macquarie Street frontages.

RATING

Differential rating:

Zone 0: High archaeological potential largely negated by disturbance profile associated with built forms.

Zone 2 : High archaeological potential on Elizabeth & Macquarie Street frontages.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Waterloo House

ADDRESS

Corner Davey and Murray Streets

LOCALITY

Hobart

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) Plans of the early settlement show an officers garden across the present intersection of Davey and Murray Streets. (2) By 1826 there was a building licensed as the Waterloo Tavern on the site which had been granted to John Petchey. The premises continued to be licensed until the 1860s but thereafter was operated as a boarding house. (3) In 1909 the building was demolished and the present Waterloo House was built - it too initially functioned as a boarding house.

KEY SIGNIFICANT PERIODS AND THEMES

1804 - Early settlement

1826-1860s Eating and drinking

PHASES OF DEVELOPMENT

3

REFERENCES

Directories; Assessment rolls; *Heritage of Tasmania*.

CONTEXT

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ARCHAEOLOGICAL VALUE/S

The early sequence of site development is broadly understood from official historical sources. However, the archaeological resource is a potential repository of information that could provide a 'window' to the conditions and adaptive responses of the early historic period, followed by the establishment and expansion of government on the site.

The early tavern development is also likely to be comparatively important given its proximity to the government precinct of the day for its potential to yield information on the recreation habits of early inhabitants of Hobart Town including public officers/military.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Moderate/high disturbance to subsurface remnants of the tavern arising from construction of the present building c.1909.

RATING

Zone 0: High archaeological potential expected to be largely negated by disturbance profile associated with built forms.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

City Hall

ADDRESS

Macquarie Street

LOCALITY

Hobart

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE: (1) At the time of European settlement the Hobart Rivulet flowed through this site. By the 1820s there was a house at the Collins Street end of the site belonging to Jillett. On the south side of the creek there was a landing place for small boats and a guard house. (2) Following the diversion of the Rivulet in 1825-6, the existing buildings were demolished and the site was filled in and levelled to create a market place. (3) Some small temporary market buildings were erected pending the adoption of a more elaborate plan but the market was short lived. (4) A single storey stone market building was built on the site, opening in January 1854. The New Market burned down in November 1909. (5) The present City Hall was built in 1914 -1915.

KEY SIGNIFICANT PERIODS AND THEMES

1804- Early settlement

1820s Altering environment for economy: Reclaiming land

1854-1909 Marketing and retailing

1915- Present Cultural institutions

PHASES OF DEVELOPMENT

5

REFERENCES: Hudspeth & Scripps, *Central Cove*; AOT Plans in CSO 1/110/2707.

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ARCHAEOLOGICAL VALUE/S: The archaeological resource is a potential repository of information that could provide a 'window' to the conditions and adaptive responses to topographical conditions of early Hobart Town prior to major modifications.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Despite 5 development phases the archaeological resource may in fact have been little disturbed. This is suggested by historic descriptions that phase 1 constructions were demolished and then the site was filled - potentially sealing in the earlier deposits. The c1854 market buildings are likely to have been developed at a higher level and consequently may have suffered a greater degree of disturbance from subsequent development.

RATING

Zone 2: High archaeological potential to yield information on very early residential construction, nature and extent of the rivulet and jetty facilities.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Gasworks Village

ADDRESS

2 Macquarie Street

LOCALITY

Old Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE: (1) By 1813 the site was part of a grant to William Collins. There was a house with a walled garden on the property. In 1818 a small wooden house was built on the waterfront and in 1820 this was transferred to the Government for use by the Boat Crew. (2) A new two-storey brick house was erected on the property for Mrs Collins in 1824. (3) In 1855 Mrs Collins property and the site of the Boats Crew Hut were purchased by the Hobart Gas Co. The hut was demolished as the Gas Works were erected but Mrs Collins House survived until 1883. The present gasworks site is only a remnant of the total original site. Extant buildings include the office built 1858 (extended 1886) toilet block built 1909, governor house built 1861 (extended 1890), the workshop built 1925 on part of the site of the 1858 retort house; electricity generating station built 1898-1902; the boiler house and chimney built 1901; stables built 1925; HEC sub-station built 1960. In 1985 the Davey Street extension isolated this part of the Gasworks from the remainder.

KEY SIGNIFICANT PERIODS AND THEMES

1813- Early settlement

1857-1978 Services: Gas

PHASES OF DEVELOPMENT

3+

REFERENCES: SEMF et al, *Hobart Gas Works Conservation Plan: Angie McGowan, Archaeological Resource Statement for the Proposed Davey Street Extension.*

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Old Wharf was developed in the mid 1820s to provide wharfage and warehousing for a rapidly growing mercantile trade. A diversification into residential and industrial functions emerged in response to the establishment of competing harbour facilities at New Wharf in the 1830s and Central Cove in the 1850s.

ARCHAEOLOGICAL VALUE/S: The archaeological resource constitutes any surviving evidence of Mrs Collins house c.1824 - 1883 and associated yard spaces.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Archaeological resource likely to have been disturbed by gasworks development.

RATING

Zone 1: High archaeological potential mitigated by disturbance history arising from intensive industrial development on the site.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Woolstore Tavern

ADDRESS

19 Macquarie Street

LOCALITY - Wapping

SULLIVANS COVE PLANNING SCHEME ZONE

Inner City Residential (Wapping)

HISTORICAL PROFILE

(1) At the time of European settlement the site was situated between the Hobart Town and Domain Rivulets. Bolts' plan of the early settlement indicates early housing in the area c.1811. (2) By the late 1820s there was a timber building on the site, set back from the street. (3) During the 1840s a building was erected on the frontage and in 1845 it was licensed as the Bridge Inn. At the rear was a row of tenements known as Cresswells row. (4?) During the 1880s the inn was either extended or replaced by the present structure.

KEY SIGNIFICANT PERIODS AND THEMES

1845- Eating and drinking

PHASES OF DEVELOPMENT: 4?

REFERENCES: Scripps, *The Roberts Limited Site- A brief history*.

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Wapping developed on the low lying marsh between the mouths of the Hobart rivulet and the Park Street Creek in close proximity to the Old Wharf. In the early 19th century Wapping contained a higher proportion of masonry buildings than the rest of Hobart. Many of the buildings survived for a long period, accumulating evidence of a poorly documented community in a rather notorious neighbourhood. Economic depression, construction of the New Wharf and repeated suffering from rivulet floods led to stagnating land values and a proliferation of cheap housing followed by the establishment of noxious industry in the area between c1870 and 1900.

ARCHAEOLOGICAL VALUE/S: The archaeological resource is a potential repository of information that could provide a 'window' to the conditions and adaptive responses to topographical conditions and formative period in the early history of Hobart Town prior to concomitant major modifications arising from growth of the economy, population etc.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Probable limited disturbance arising from c1880 development. Site appears to have largely escaped deep impacts during 1990s construction of the Woolstore Apartments.

RATING: Differential rating:

Zone 2: High archaeological potential associated with Cresswells Row at rear of allotment.

Zone 1: Archaeological potential of the c. 1845 inn likely to have been compromised at least partially by the 1880 construction.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Former Millers Soap Factory

ADDRESS

Macquarie Street

LOCALITY

Wapping

SULLIVANS COVE PLANNING SCHEME ZONE

Inner City Residential (Wapping)

HISTORICAL PROFILE

(1) At the time of European settlement the site was situated between the Hobart Town and Domain Rivulets. Bolts' plan of the early settlement indicates early housing in the area c.1811. (2) The site comprises three old grants each of which had a timber buildings by the 1820s. On one of the grants a soap factory was established. (3) Sprent's plan of c.1850 shows a number of buildings on the site including houses and stores as well as the soap factory. (4) The factory building had extended across the whole site by the 1880s at which time it was operated by Millers, manufacturers of candles and brushes as well as soap. The main factory was a large two storey corrugated iron building. (5) In 1925 the factory was taken over by Kitchen & Sons and part of the existing factory was demolished to make way for a new brick office block - this building survives as part of the Woolstore Apartments complex. (6) In 1941 the factory was rebuilt after an extensive fire but has since been demolished. The site of the factory now largely comprises the guest parking area of the Woolstore Apartments.

KEY SIGNIFICANT PERIODS AND THEMES

1811 Early settlement

1820s- 1960s? Manufacturing

PHASES OF DEVELOPMENT

6?

REFERENCES

Scripps, *The Roberts Limited Site - A brief history.*

CONTEXT

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ARCHAEOLOGICAL VALUE/S

The archaeological resource is a potential repository of information that could provide site specific details of early housing (including adaptive responses, early material culture etc) and the beginnings of industry, in this case a soap manufactory. Analysis of the spatial and functional relationships arising from the juxtaposition of these two site types is has the potential to yield details on these communities that are unlikely to have been recorded in official documents of the period.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Variable disturbance across the site. Depth of archaeological deposits in the adjacent Wapping Project site suggests that minimal 'apocalyptic' disturbance is likely to have occurred except in areas where there have been deep impacts.

RATING

Zone 2: High archaeological potential for survival of the archaeological resource in all areas, except where there has been deep disturbance.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

The Old Woolstore Apartments

ADDRESS

Macquarie Street

LOCALITY

Wapping

SULLIVANS COVE PLANNING SCHEME ZONE

Inner City Residential (Wapping)

HISTORICAL PROFILE

(1) At the time of European settlement, course of the Park Street Rivulet ran through part of this site. In c. 1822 the Government Slaughter House was built on the north bank of the Rivulet about half way along the Park Street frontage, The land at the corner of Park and Macquarie Streets was granted to Joshua Ferguson in 1828, There were a number of buildings on the property, known as Prospect Cottage. In the 1850s there was a slaughterhouse and cattle pens on the Rivulet side of the allotment and a small orchard on the Park Street side. (2) In 1860 following the demolition of the Government Slaughterhouse, that part of the site was subdivided into four allotments A pair of conjoined houses was built on each of the two allotments on the Park Street frontage of the present site. (3) In 1890 pastoral company Roberts & Co bought Fergusons former property and built a new brick store and cattle yards. (4) The cattle yards were replaced around the WWI period by a new store which extended from the original store on the corner to the banks of the Rivulet. During the early 1900s another house had been built at what became No. 2 Park Street. (5) The Park Street and Hobart Rivulets were diverted via tunnels to flow under the Domain and the former bed of the rivulet was filled in. (6) Roberts & Co bought the newly available allotment in 1921 and extended their store once more. Additions were also made on the Park Street frontage at about the same time (?) following the demolition of the early 1900s house and the 1860s houses at Nos. 2-8 Park Street.

KEY SIGNIFICANT PERIODS AND THEMES

1822-1858 Feeding people

1890-1990s? Marketing and retailing

PHASES OF DEVELOPMENT

6

REFERENCES

Scripps, *The Roberts Limited Site - A brief history.*

CONTEXT

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SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

ARCHAEOLOGICAL VALUE/S

The archaeological resource is a potential repository of information that could provide site specific details of early housing (including adaptive responses, early material culture etc) that is unlikely to have been recorded in official documents of the period.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Variable disturbance across the site. Depth of archaeological deposits in the adjacent Wapping Project site suggests that minimal 'apocalyptic' disturbance is likely to have occurred except in areas where there have been deep impacts.

RATING

Zone 2: High archaeological potential for survival of the archaeological resource in all areas, except where there has been deep disturbance.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Roberts Store and Offices

ADDRESS

(Lower) Collins Street

LOCALITY

Wapping

SULLIVANS COVE PLANNING SCHEME ZONE

Inner City Residential (Wapping)

HISTORICAL PROFILE

(1) At the time of European settlement, the Park Street Rivulet ran through this site. Bolt's plan based on Meehans survey of 1811 identifies early housing in the vicinity. (2) In 1825-6 the Hobart Rivulet was diverted from its original course to run down Collins Street and into the Park Street Rivulet on this site. On the north side of the Rivulet c.1822 was the Government Slaughter House and yards. On the town side of the Rivulet was a grant to Mary Facey. A fellmongering business was continued at the site by the Facey Family and then Frederick Holmes until the early 1880s. There were also two houses on the property. On the north side of the Rivulet the Slaughterhouse had been demolished and the land subdivided into four allotments, two of which are part of this site. A pair of conjoined houses was built on the site. (3) By 1884 the Hobart City Council had acquired the Facey property. The two houses remained but a Corporation depot appears to have replaced the old fellmongery buildings. (4) The Hobart Rivulet was diverted to flow through tunnels under the Domain and the former bed of the Rivulet was reclaimed c. 1920 - it was bought by Roberts Limited who erected a new wool store on the site in 1936. The buildings on the south of the Rivulet were demolished and in their place the City Council built stables and a garage in 1924. (5) Nos. 10-14 Park Street built in 1860 were demolished and a machinery repair shop was built on the site by Roberts in 1953. The 1860s cottages at Nos. 16-18 Park Street were demolished and Roberts new head office was built on the site in 1958. (6) The former HCC stable was demolished and the site is now part of Roberts' car park.

KEY SIGNIFICANT PERIODS AND THEMES

c. 1825-1882 Manufacturing: Processing raw materials

PHASES OF DEVELOPMENT

6

REFERENCES

Scripps, *The Roberts Limited Site - A brief history.*

CONTEXT

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SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

ARCHAEOLOGICAL VALUE/S

The archaeological resource is a potential repository of information that could provide site specific details of early housing (including adaptive responses, early material culture etc) that is unlikely to have been recorded in official documents of the period.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Variable disturbance across the site. Depth of archaeological deposits in the adjacent Wapping Project site suggests that minimal 'apocalyptic' disturbance is likely to have occurred except in areas where there have been deep impacts.

RATING

Zone 2: High archaeological potential for survival of the archaeological resource in all areas, except where there has been deep disturbance.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Hobart Hotel

ADDRESS

87 Macquarie Street

LOCALITY

Hobart

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) Plans of the early settlement indicate dwelling houses in this vicinity. The boundaries of later grants in the area were partly based on an existing track which passed across the current city block to the landing place and guard house. (2) A two storey brick building which may make up part of the present structure is thought to have been built c.1814. The then owner of the house was the Postmaster and operated the Post Office from the building between 1814 and 1818. During the 1820s and 1830s the buildings housed the Colonial Secretary's Office. Since the 1840s the building has been licensed. The footprint of the building which was set back from the street on both frontages remained the same until the existing facade was built around it c.1924.

KEY SIGNIFICANT PERIODS AND THEMES

1814-1818 Communication: Postal services

1820s-1830s Colonial Government

1840s-Present Eating and drinking

PHASES OF DEVELOPMENT

2+

REFERENCES

Directories; Plan Hobart 12; MDB plans 1897 and c.1910; Savery, *The Hermit in Van Diemen's Land* p. 59-60; Ross, VDL Annual 1831; HCC Building application file 938A.

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

ARCHAEOLOGICAL VALUE/S

Archaeological potential resident in subsurface components of extant c.1814 structure. Associated deposits may shed light upon the function of the building as a dwelling and public house from the 1840s. Important as a representative of a relatively widespread but poorly understood facet of this period of city culture. Potential to facilitate comparisons between contemporaneous establishments.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

c.1814 building at least partially extant - minimal disturbance to subsurface deposits and features. Most modifications likely to extant structure.

RATING

Zone 2: High archaeological potential to contribute to an understanding of the early development of Hobart Town (c.1814) and specifically the evolution of a public house from 1840 to the present. Comparatively important as an example of type.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Stock Exchange

ADDRESS

85 Macquarie Street

LOCALITY

Hobart

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) Plans of the early settlement indicate dwelling houses in this vicinity. The boundaries of later grants in the area were partly based on an existing track which passed across the current city block to the landing place and guard house. (2) By the mid 1820s a two storey stone building stood on the site, the premises of the Bank of Van Diemen's Land established in 1823. (3) The bank collapsed in 1891 and the building subsequently housed Government and commercial offices. (3) c.1912 the bank was demolished and the Grand Empire Theatre was built on the site. This operated as a cinema until c.1985(?). (4) The cinema was demolished and the present Stock Exchange was built on the site in 1987.

KEY SIGNIFICANT PERIODS AND THEMES

1804- Early settlement

1823-1891 Finance: Banking

c.1912-1985 Cultural Institutions: Cinema

PHASES OF DEVELOPMENT

4

REFERENCES

Directories; Assessment rolls: Scripps, *Central Hobart- A thematic study*.

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

ARCHAEOLOGICAL VALUE/S

Note: Archaeological values linked to key significant period/s probably negated by subsequent site development processes - see Disturbance History, below.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

1987 stock exchange development likely to have resulted in substantial, widespread impacts to the entire suite of archaeological values.

RATING

Zone 0: Minimal archaeological potential expected at this site due to disturbance history.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

73-83 Macquarie Street

LOCALITY

Hobart

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) Plans of the early settlement indicate dwelling houses in this vicinity. The boundaries of later grants in the area were partly based on an existing track which passed across the current city block to the landing place and guard house. (2) During the early 1820s George Stokell established a store and timber yard on the site but had moved to a site further down Macquarie Street by 1831. (3) In the early 1830s Henry Brock established a bakery at Nos. 79-81 - this continued to operate into the 1950s when it was Spencers Derwent Bakery. By the 1840s the whole street frontage was built up with two-storey dwelling house/shops. At No. 75 was the Prince Albert Inn which was licensed well into this century and under several different names. (4) The buildings were demolished and the present building erected in 1970.

KEY SIGNIFICANT PERIODS AND THEMES

1804- Early settlement

1820s-c. 1960 Marketing and retailing

PHASES OF DEVELOPMENT

4

REFERENCES

HCC Planning application files 70144 and 70292; *Directories*; *Almanacs*; Scripps, *Industrial heritage of Hobart*.

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

ARCHAEOLOGICAL VALUE/S

The archaeological resource at this location constitutes any surviving evidence of initial occupation, followed by the variety of commercial operations (including bakery and public house) known to have been carried out from the mid 19th century.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

1970 development likely to have resulted in widespread disturbance to archaeological values.

RATING

Zone 0: Low archaeological potential expected at this site due to disturbance history.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

71 Macquarie Street

LOCALITY

Hobart

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) Plans of the early settlement indicate dwelling houses in this vicinity. The boundaries of later grants in the area were partly based on an existing track which passed across the current city block to the landing place and guard house. (2) Part of Francis Barnes' grant on which he established the Hope Inn. There was a shop on the site by 1847. The building now contains two shops and has been extensively altered.

KEY SIGNIFICANT PERIODS AND THEMES

1804- Early settlement

1840s-Present Marketing and retailing

PHASES OF DEVELOPMENT

2?

REFERENCES

Sprent plan; *Assessment rolls; Directories*; HCC Building application file 77424.

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

ARCHAEOLOGICAL VALUE/S

Archaeological potential resident in the ability of the site to yield information on the earliest historic period development of Hobart Town. Narrow strip of land at rear may provide a 'window' into this aspect of the site's history.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Existing building on site of 1847 shop (elements of earlier structure possibly part of current structure), variable disturbance to subsurface deposits and features - most modifications likely to extant structure. Narrow strip of land at rear may contain undisturbed archaeological evidence.

RATING

Zone 2: High archaeological potential, particularly in vacant spaces, toward rear of property could contribute to an understanding of the early development of Hobart Town (c.1804+).

Zone 1: Lower archaeological potential in area covered by existing structure.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

67-69 Macquarie Street

LOCALITY

Hobart

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) Plans of the early settlement indicate dwelling houses in this vicinity. (2) This site is part of a grant made to Frances Barnes on which he established the Hope Inn. Part of the inn building extended across this site by the 1820s. (3) During the 1850s the inn was enlarged and extended to the Macquarie Street frontage. Part of the extension included two shops/dwelling houses at Nos. 67 and 69 Macquarie Street. (4) The shops and that part of the 1820s inn at the rear were demolished c.1960s and the site levelled and sealed for car parking.

KEY SIGNIFICANT PERIODS AND THEMES

1850s-1960s Marketing and retailing

PHASES OF DEVELOPMENT

4

REFERENCES

Assessment rolls; Directories; Plan DELM Hobart 9; AOT Plans of additions to the hotel [Old Nos. 290/122-124].

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

ARCHAEOLOGICAL VALUE/S

Archaeological potential resident in subsurface components of the c.1820/c.1850 inn and shops. Site conditions may also be conducive to survival of features linked to the earliest historic period development of Hobart Town.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Deep impacts unlikely - 1960s demolition likely to have been limited to a levelling exercise to create car park surface.

RATING

Zone 2: High archaeological potential to contribute to an understanding of the historic development of Hobart Town including the provision of information on building changes associated with the adjacent Hope & Anchor tavern.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Hope & Anchor Tavern

ADDRESS

65 Macquarie Street

LOCALITY

Hobart

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) By 1811, Francis Barnes had a cottage on this site which was at that time on the banks of the Hobart Rivulet. The building lay at an acute angle to the present Macquarie Street. The premises were licensed as the Hope Inn in 1816. (2) In 1825-6 the Hobart Rivulet was diverted from its original course in front of the Hope Inn and the site was filled in and levelled. About this time a new Hope Inn was erected and by 1827 a very much larger public house stood on the site, oriented to the line of Macquarie Street but set back from the frontage. During the 1850s the inn appears to have been substantially enlarged, extended to the line of the footpath on both frontages as a new building virtually wrapped around the existing one.

KEY SIGNIFICANT PERIODS AND THEMES

1804- Early settlement

1816- Present eating and drinking

PHASES OF DEVELOPMENT

2+

REFERENCES

Assessment rolls; Directories; Plans Bolt; Mault; DELM Hobart 9; Sprent; AOT Plans of alterations to the Hotel [Old Nos. 290/122-124].

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

ARCHAEOLOGICAL VALUE/S

Archaeological potential resident in subsurface components of the extant c.1825/1850 inn structure which could include remnants of the 1816 inn/Barnes c.1811 house. Associated deposits may shed light upon the function of the building as a dwelling and public house from the c.1811 to the present. Significant representative of a relatively widespread but poorly understood facet of this period of city culture. Potential to facilitate comparisons between contemporaneous establishments.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Minimal disturbance to identified values.

RATING

Zone 2: High archaeological potential to contribute to an understanding of the early development of Hobart Town (c1811) and specifically the evolution of a public house from 1816 to the present. Comparatively important as an example of type. Significance enhanced by variety of periods likely to be represented.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

1-3 Market Place

LOCALITY

Hobart

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) Plans of the early settlement indicate dwelling houses in this vicinity. (2) This site is part of the grant made to Francis Barnes who established the Hope Inn at the corner of Macquarie Street. During the 1830s a two storey terrace of three dwellings was built on the site. An additional house was added at the one end of the row c.1850s and at the other end c.1880s. (3) The five houses were demolished and replaced by offices and warehouses - the present buildings - by the then owners, Murdoch Bros in the 1930s. No. 1 operated as a printing works in the 1940s and 1950s.

KEY SIGNIFICANT PERIODS AND THEMES

1830s-1930s Australian homes

PHASES OF DEVELOPMENT

3

REFERENCES

Assessment rolls; Directories; Scripps, Archaeological Sensitivity Report: Proposed car park development - Market Place, Hobart.

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

ARCHAEOLOGICAL VALUE/S

Potential deposits related to early settlement and landing place and to long-term domestic occupation of the site.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Existing third phase buildings with concrete floors and relatively open floor plan may have had little impact on earlier sub-surface deposits.

RATING

Zone 2: High archaeological potential; deposits may contain detailed information particularly about the earliest phase of settlement that is not contained in existing records.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME: Albion Foundry

ADDRESS
6-8 Market Place

LOCALITY: Hobart

SULLIVANS COVE PLANNING SCHEME ZONE
Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) At the time of European settlement this site was on the banks of the Hobart Rivulet. Plans of the early settlement indicate dwelling houses in this vicinity. A track established by custom led from the military barracks then in Murray Street to the landing place and guard house. (2) The site was part of a grant to Joshua Ferguson who had a brick house on the site by 1817. During the course of works associated with the diversion of the rivulet in 1835-6 the building was occupied as a temporary barracks. (3?) Between the 1830s and the 1870s there was a foundry on the site, which for most of the period traded as the Albion Foundry operated by Easby & Robertson. Additional buildings were on the site during this period but it is not clear if Ferguson's building had been demolished. (4) During the 1880s the existing buildings were demolished and a new brick building was erected as a jam factory for C. E. Knight & Co. The jam factory occupied the rear of the site and the front was an open yard with outbuildings. (5) During the 1930s, the jam factory building was substantially rebuilt and the yard at the front was also built over as an extension to Murdoch Bros. warehouse and butter factory. (6) The buildings were demolished 1970s (although some remnant fabric remains) and the site was levelled to make a car park for the staff of the Royal Hobart Hospital.

KEY SIGNIFICANT PERIODS AND THEMES

1830s-1870s Engineering and construction
1880s-1930s Feeding people: Processing food

PHASES OF DEVELOPMENT : 6

REFERENCES

Assessment rolls; Directories; Scripps, Archaeological Sensitivity Report: Proposed car park development - Market Place, Hobart.

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

ARCHAEOLOGICAL VALUE/S

Potential deposits may provide an insight into earliest settlement and a poorly documented industrial site.

EXTANT ISSUES: Remnant brick walls of 1880s/1930s factory.

DISTURBANCE HISTORY

The 1880s-1930s factory with its yards and open floor plan may have had minimal impact on earlier subsurface deposits.

RATING

Zone 2: High archaeological potential; deposits may contain detailed information particularly about the earliest phase of settlement and the subsequent foundry not contained in existing records.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

52 Collins Street

LOCALITY

Hobart

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) Plans of the early settlement indicate dwelling houses in this vicinity. (2) The present angle of Collins Street to Market Place is a legacy of the original course of the Hobart Rivulet which flowed across Market Place until 1825-6. It was then diverted to run straight down Collins Street. The block originally jutted out into the present Market Place and a building was built 1830s which encroached on the present street. The street was straightened out when the New Market building was built on the site of the present City Hall in 1854. The owner of the allotment Henry Hopkins sold it to the Crown and was allowed to remove the existing weatherboard buildings and weighbridge then on the site. (3) In 1854 the Hobart Corporation which had taken over responsibility for the market applied for this site in order to erect urinals and water closets for the use of the market tenants. These buildings were erected in July 1854. (4) By 1900 a brick building had been built against the eastern boundary and other buildings bordered the yard - it is not clear from existing research if these buildings were related to the 1854 urinals. On the Collins Street frontage was a small weatherboard building used as a shop. (4) From c.1900 to c.1920? the site was used by a smithy. (5) By the 1950s all the structures except for the present brick building on the eastern boundary had been demolished and the site was a service station. (6) The petrol pumps were removed and the forecourt concreted over.

KEY SIGNIFICANT PERIODS AND THEMES

1854-1900 Local Government

1900-1920 Engineering and construction

PHASES OF DEVELOPMENT

6?

REFERENCES

Assessment rolls; Directories; Scripps, *56 Collins Street - A brief history*; TMAG photo Q 6590; AOT CSO 175/5408 Government acquisition of Hopkins property for Market Place; CSO 24/241/97478 Correspondence re acquisition of the site by the Hobart City Council; AOT MCC 16/129 Council Minutes 25 July 1854.

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

ARCHAEOLOGICAL VALUE/S

Archaeological information may provide an insight into the original reclamation of the Rivulet channel and the later occupation of the site by the Hobart City Council.

EXTANT ISSUES

N/A

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

DISTURBANCE HISTORY

Deep impacts are likely due to the installation of c.1950 petrol storage tanks. Remainder of the site less severely impacted.

RATING:

Zone 0; Very low archaeological potential in the area impacted by petrol storage tanks.

Zone 2; Remainder of the site may contain detailed information relating to an early reclamation project; a building on the site is often described as the original Market Office but this has yet to be confirmed by documentary sources - archaeological information may establish the nature of the Hobart City Council's occupation of the site and confirm the existence of an historically significant structure.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Hotel Grand Chancellor

ADDRESS

1 Davey Street

LOCALITY

Old Wharf

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) At the time of European settlement this site was at the junction of the Hobart and Park Street Rivulets and much of it was either off shore or mud flat covered by water at high tide. A track was formed along the sandspit to facilitate access to the landing place at Hunter Island. In 1820-1 a causeway was built to connect Hunter Island to the shore and in 1825-6 the Hobart Rivulet was diverted to follow a new course down what is now Collins Street. Land began to be reclaimed in the area. (2) By the late 1820s buildings on the site included the Ordnance Store -later the 'Old Treasury' - and, on Hunter Street, a warehouse and a boat yard. By the 1840s the frontage on Hunter Street had been built up and reclamation at the rear was completed, allowing the construction of rows of tenements at the rear of the shops and warehouses and the development of the allotments fronting on to Macquarie Street. Between the HGC and the present Davey Street were R. Ikin's shop and house, William Ikin's house, another shop and house occupied by Mark Creese, a two storey store and a flour mill. During the 1850s, a miller, W.P. Green also operated a brewery on the site. (3) Reclamation of Franklin Wharf included the creation of Fishermans Dock in 1850 which extended to the rear of the Old Treasury. Further rows of tenements and shops were built on land reclaimed between the Old Treasury and Hunter Street. (4) In 1890-1 Fishermans Dock was rebuilt on a smaller scale to create the present Victoria Dock. The head of the old dock was reclaimed, Davey Street was extended to Hunter Street and the existing Old Treasury and adjacent buildings were demolished. This part of the site became a Corporation Depot. (5) On the other side of Hunter Street, existing houses on the Macquarie Street frontage were demolished in 1874 when a new coach factory was built - in 1886 this became Aikens' Woollen Mills. The mill gradually extended over most of the site to the north of Hunter Street leading to the demolition of the early tenements. (6) The mill closed in 1939 and Robert Nettlefold acquired the mill and adjacent buildings, demolishing them and building a motor show room. (7) The Corporation depot was demolished early 1950s and the Flying Angel Seamen's Club was built on the site in 1956. (8) Nettlefold's and the Flying Angel were demolished in 1985 and the present hotel was built.

KEY SIGNIFICANT PERIODS AND THEMES

1820s-1890s Altering the environment for economy: Reclaiming land

1874-1939 Manufacturing

1840s-1906 Australian homes

PHASES OF DEVELOPMENT

8

REFERENCES

Austral Archaeology, Historical Archaeological Assessment of the Federation Concert Hall Site; Wapping History Group, *Down Wapping*; Hudspeth & Scripps, *Capital Port and Hunter Street*; PAHSMA, Federation Concert Hall Site Hobart: Stage 2 Archaeological Test Trenching - Executive Summary.

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of historic heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant extant fabric and historical archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

Old Wharf was developed in the mid 1820s to provide wharfage and warehousing for a rapidly growing mercantile trade. A diversification into residential and industrial functions emerged in response to the establishment of competing harbour facilities at New Wharf in the 1830s and Central Cove in the 1850s.

ARCHAEOLOGICAL VALUE/S

The Hotel Grand Chancellor occupies a site that represents a microcosm of the historical development of the Old Wharf end of Sullivans Cove. The accompanying high archaeological potential of the site has not, however, been realised beyond site specific test excavations. Whilst unconstrained development appears likely to have removed potentially significant archaeological deposits across the site, in-situ remains of former structures and deposits are likely to survive in the strip of land between the hotel and the Davey Street frontage. This area is likely to contain features and deposits associated with merchants shops and houses, and the remains of a flour mill and sometime brewery which are representative of the commercialisation and early industrialisation of this part of the Cove.

Pre-factory structural remains have the potential to survive at the base of the bulk excavation cut for the concert hall. in both the interior of the block and along the eastern end adjacent the Macquarie Street frontage. Although partially disturbed, this is likely to include evidence of truncated sandstone wall bases and associated deposits in the same relative position as Riley's Row.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

8 phases of development across this city block are discernible from available historical records. Wholesale disturbance was not, however, a characteristic of the site until c1987 when the hotel was constructed over half of the area, followed in 1999 by a development in the former hotel carpark with estimated sub-surface disturbance in excess of 900m². Notwithstanding this, some sections of the city block notably the Macquarie Street, Davey Street & Evans Street frontages may retain potentially significant evidence and vestiges of archaeological sites that have historical associations beyond existing property boundaries.

RATING

Zone 2 (High) / 0 (Destroyed). A distinct variation in archaeological potential at this location is likely. This accounts for the differential ratings.

Zone 0 is reserved for the footprint of the main hotel structure.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Health Services building

ADDRESS

Corner Davey and Murray Streets

LOCALITY

Hobart

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) This site was reserved by the Crown from the earliest period of settlement. Plans and assessment rolls suggest that the property was unimproved until the 1880s when it became the site of Photolithographic Studio, a department of the Government Printing Office - a detached single storey weatherboard building on stone foundations. (2) The building was demolished late 1930s and the present Health Services Building was erected.

KEY SIGNIFICANT PERIODS AND THEMES

1930s-Present Government: Welfare and Services

PHASES OF DEVELOPMENT

2

REFERENCES

Assessment rolls; Directories; MDB Plan 31; TMAG photos (un-numbered) corner of Davey and Murray Street; (un-numbered) View from St David's tower (?); Q190; Q202/6228; AOT Plan from LSD 1/72/1; Austral Archaeology, Parliamentary Precinct Conservation Plan.

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Deep basement and impacts arising from strengthening of foundations at time of construction of 10 Murray St.

RATING

Zone 0: No known archaeological potential at this location.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Former Hydro building.

ADDRESS

12-14 Murray Street

LOCALITY

Hobart

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) The site remained Crown land until c.1851 when it was offered for sale. This allotment and the adjoining land were bought by Askin Morrison. By 1860 there was a 'house and yard' at No. 12 and a house and shop at No. 14 - the latter was a single storey weatherboard building. (2) Circa 1880 No. 12 was demolished and replaced by a two-storey shop and warehouse extending back to the rear boundary. Warehousing was also built at the rear of the house and shop at No. 14. (3) In 1911 No. 12 was partially destroyed by fire and appears to have been demolished shortly afterwards. In the 1920s the present building was erected for the Hydro Electric Department.

KEY SIGNIFICANT PERIODS AND THEMES

1850s-1920s Marketing and retailing

PHASES OF DEVELOPMENT

3

REFERENCES

Assessment rolls; Directories; MDB Plan 31; TMAG photos (Un-numbered) corner of Davey and Murray Street; (Un-numbered) View from St David's tower (?); Q190; Q202/6228; AOT Plan from LSD 1/72/1; Austral Archaeology, Parliamentary Precinct Conservation Plan.

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

ARCHAEOLOGICAL VALUE/S

Archaeological resource limited to surviving remnant of former retaining wall - see Extant Issues.

EXTANT ISSUES

Retaining wall abuts rear (western) end of the building.

DISTURBANCE HISTORY

Deep basement and impacts arising from strengthening of foundations at time of construction of 10 Murray St.

RATING

Zone 2: The section of retaining wall is part of a pattern of roadways and laneways evident throughout the Parliamentary precinct that were developed to provide access to the rear of the buildings which all faced the main streets. The pattern was largely established by the construction of historically important buildings in this block (ie, Parliament House, former warehouses on Salamanca Place and Murray Street, and the St Mary's Hospital complex on Davey Street.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME: State Offices

ADDRESS

6-10 Murray Street

LOCALITY: Hobart

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) This site remained Crown land until c.1851 when it was offered for sale. It was leased and then purchased by Frederick Lipscombe. By 1860 there was a house and shop at No. 6, a single storey building with extensive outbuildings at the rear possibly including an office and store used by F. Lipscombe. At No. 8 was a two storey brick building which operated as three house and shop units. Later this operated as a single shop occupied by seed merchants Cresswells and then Youngs. At No. 10 was a bonding warehouse owned and occupied by Butler - this was a two storey brick building on the street frontage with a single storey warehouse which extended to the rear boundary. (2) In 1911 No. 10 was destroyed by fire and new premises were erected by the then owners, Fergusons. (3) All the building on the site were demolished and the present State Offices were subsequently built 1970s.

KEY SIGNIFICANT PERIODS AND THEMES

1850s-1960s Marketing and retailing

PHASES OF DEVELOPMENT: 3

REFERENCES

Assessment rolls; Directories; MDB Plan 31; TMAG photos (un-numbered) corner of Davey and Murray Street; (un-numbered) View from St David's tower (?); Q190; Q202/6228; AOT Plan from LSD 1/72/1; Austral Archaeology, Parliamentary Precinct Conservation Plan.

CONTEXT

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ARCHAEOLOGICAL VALUE/S

Archaeological resource limited to potential of central roadway between State Offices Building and the Government printer. These have the capacity to yield details of topography, construction, surfaces and use of these spaces - see Extant Issues.

EXTANT ISSUES

Central roadway.

DISTURBANCE HISTORY

Deep foundations associated with the construction of 10 Murray St.

RATING

Zone 2: The central roadway is part of a pattern evident throughout the Parliamentary precinct that was developed to provide access to the rear of the buildings which all faced the main streets. The pattern was largely established by the construction of historically important buildings in this block (ie, Parliament House, former warehouses on Salamanca Place and Murray Street, and the St Mary's Hospital complex on Davey Street.

Zone 0: No remnant archaeological potential in location/s corresponding to the building footprint.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME
Elizabeth Street

ADDRESS
Elizabeth Street b/w Davey and Macquarie Streets

LOCALITY
Hobart

SULLIVANS COVE PLANNING SCHEME ZONE
Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) This is part of the site of the first settlement at Sullivans Cove in February 1804. (2) A Government House was built on this site in 1807 to replace an earlier building on a slightly different site. Extensive additions were later made to the building. (3) In 1858 a new Government House was built on the Domain and the former building was demolished. Elizabeth Street was continued through to the Wharf. (4) Early 1900s a public convenience was built below the roadway and accessible from an entrance in the middle of the road. This was closed c.1960?

KEY SIGNIFICANT PERIODS AND THEMES

1804 - Early settlement
1807-1858 Colonial Government

PHASES OF DEVELOPMENT

4

REFERENCES

Hudspeth & Scripps, *Sullivans Cove: Don Norman's Photographs of Hobart Old and New*.

CONTEXT

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ARCHAEOLOGICAL VALUE/S

The early sequence of site development is broadly understood from official historical sources. However, the archaeological resource is a potential repository of information that could provide a 'window' to the conditions and adaptive responses of the early historic period, followed by the establishment and expansion of government on the site.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Limited to levelling and creation of road. Isolated deep impact due to construction of public convenience.

RATING

Zone 2: High archaeological to yield original information on poorly understood aspects of c1804 settlement and nucleus of governance.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME: St Mary's Hospital

ADDRESS
34 - 36 Davey Street

LOCALITY: Hobart

SULLIVANS COVE PLANNING SCHEME ZONE
Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) This site is located between the camp and the burial ground of the first settlement. In 1819 the site was set aside for a Market Place and a plan of c.1824 shows a building on the Davey Street frontage designated 'Market.' By the late 1820s the low narrow building on the site was in use as a Customs House and Treasury. In the 1840s it was the premises of the Mounted Police. (2) In 1847 the present building - St. Mary's Hospital - was constructed.

KEY SIGNIFICANT PERIODS AND THEMES

1819-1835 Colonial Government
1847-c.1860 Medicine: Hospitals

PHASES OF DEVELOPMENT : 2

REFERENCES

Hudspeth & Scripps, Sullivans Cove; DELM Plans Hobart 9 and 12; AOT Plan PWD 266/765; Austral Archaeology, *Parliamentary Precinct Conservation Plan*; Austral Archaeology, *36 Davey Street Conservation Plan*.

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

ARCHAEOLOGICAL VALUE/S

Archaeological resource limited to potential of laneways and retaining walls behind the Salamanca wing and between it and the Government printer have the capacity to yield details of topography, construction, surfaces and use of these spaces - see Extant Issues.

EXTANT ISSUES

Laneways.

DISTURBANCE HISTORY

Deep basement/cellars associated with existing structure likely to have negated any archaeological potential at this site.

RATING

Zone 2: The laneways and remnant stone walls are part of a pattern of roadways and laneways evident throughout the Parliamentary precinct that were developed to provide access to the rear of the buildings which all faced the main streets. The pattern was largely established by the development of buildings in this block (ie, Parliament House, former warehouses on Salamanca Place and Murray Street, and the St Mary's Hospital complex on Davey Street.

Note: Detailed conservation policy identifies archaeological potential in underfloor and ceiling/floor space interfaces within the extant building.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

37 Montpelier Retreat

LOCALITY

Battery Point

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) Part of Knopwood's grant subdivided in 1838. No buildings appear on Sprent's c.1847-1852 plans. By 1860 there was a house owned by David Manson erected on the site. It was subsequently the home of surveyor J. E. Calder and later still of the Rowntree family. The garden was curtailed by The Deviation constructed in 1886. An extension was built at one side of the building in 1935.

KEY SIGNIFICANT PERIODS AND THEMES

1850s- Australian homes

PHASES OF DEVELOPMENT

2

REFERENCES

HCC building application file 5849; *Assessment rolls*

CONTEXT

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EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Impact to part of garden arising from construction of The Deviation.

RATING

Zone 0: No known archaeological potential at this location.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

50-62 Sandy Bay Road

LOCALITY

Battery Point

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) The site was part of a grant made to Rev. Robert Knopwood in 1806. The land was subdivided in 1838. (2) The site appears to comprise the house and yard formerly at 39 Montpelier Street. The house was set right in the frontage and may also have contained a shop; the property was dissected when 'The Deviation' was put through in 1886 to allow traffic to avoid the Harrington Street/Montpelier Retreat intersection. (3) There was a group of three shops listed at 3-7 The Deviation (one of several former addresses adopted over time) during the early 1900s but Hobart City Council files suggest that the present two-storey brick shops and dwellings were built in 1921 by T. P. Thorpe.

KEY SIGNIFICANT PERIODS AND THEMES

1900s- Present marketing and retailing

PHASES OF DEVELOPMENT

3/4

REFERENCES

HCC File 572; *Assessment rolls; directories.*

CONTEXT

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EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Range of impacts arising from construction of The Deviation and subsequent roadside development (?).

RATING

Zone 0: Low archaeological potential expected at this site due to disturbance history.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

46-48 Sandy Bay Road

LOCALITY

Battery Point

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) This site was formerly part of a grant made to Robert Knopwood in 1806 and subdivided in 1838. At that time Sandy Bay Road had not been put through and the allotment had a street frontage addressing Montpelier Retreat. The present site was part of the yard attached to 37 Montpelier Retreat. (2) The present flats were built in 1935.

KEY SIGNIFICANT PERIODS AND THEMES

1935-Present Australian homes

PHASES OF DEVELOPMENT

2

REFERENCES

Assessment rolls; HCC building application file 5849.

CONTEXT

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EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Impact to part of yard arising from construction of The Deviation and later development of flats (1935).

RATING

Zone 0: No known archaeological potential at this location.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

36-44 Sandy Bay Road

LOCALITY

Battery Point

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) This site was formerly part of a grant made to Robert Knopwood in 1806 and subdivided in 1838. At that time Sandy Bay Road had not been put through and the allotment had a street frontage only on Montpelier Retreat. It is not clear if there were any 19th century buildings on this site or if it was part of the yard attached to one of the buildings at either side. (2) This site may be the former No. 11 The Deviation which is listed as the premises of Thomas Gillon, monumental mason in the early 1900s. There were also buildings on the Montpelier Street frontage during the early 1900s but these have been demolished.

KEY SIGNIFICANT PERIODS AND THEMES

1900s Engineering and construction?

PHASES OF DEVELOPMENT

2?

REFERENCES

MDB Plans; *Assessment rolls*; *Directories*.

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EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Impact to part of yard arising from construction of Sandy Bay Road.

RATING

Zone 0: No known archaeological potential at this location.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

32-34 Sandy Bay Road

LOCALITY

Battery Point

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) This site was formerly part of a grant made to Robert Knopwood in 1806 and subdivided in 1838. At that time Sandy Bay Road had not been put through and the allotment had a street frontage addressing what is now Kirksway Place but what was then a continuation of Harrington Street. The site comprises part of the yards formerly attached to Nos. 8 and 10 Harrington Street. (2) A shop had been built at 32-34 Sandy Bay Road before 1950.

KEY SIGNIFICANT PERIODS AND THEMES

N/A

PHASES OF DEVELOPMENT

2?

REFERENCES

MDB Plans; *Assessment rolls*; *Directories*.

CONTEXT

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EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Impact to part of yards arising from construction of Sandy Bay Rd.

RATING

Zone 0: No known archaeological potential at this location.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ADDRESS

30(?) Sandy Bay Road

LOCALITY

Battery Point

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) This site was formerly part of a grant made to Robert Knopwood in 1806 and subdivided in 1838. At that time Sandy Bay Road had not been put through and the allotment had frontages on Harrington Street and Gladstone Street. A house with the address of 10 Harrington Street was built on the site c.1880. In 1886 the grounds attached to the house were truncated when the street known as The Deviation was constructed. (2) The house was demolished 1960s. The present shed is a more recent structure.

KEY SIGNIFICANT PERIODS AND THEMES

c. 1880-1960 Australian homes

PHASES OF DEVELOPMENT

2

REFERENCES

MDB Plans; *Assessment rolls*; *Directories*.

CONTEXT

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EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Impact to part of yard arising from construction of The Deviation, Sandy Bay Road and later, entire demolition c1880 era dwelling.

RATING

Zone 0: No known archaeological potential at this location.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME
HMAS Huon

ADDRESS
Macquarie Point

LOCALITY
As Above

SULLIVANS COVE PLANNING SCHEME ZONE
'Regatta Point'

HISTORICAL PROFILE

(1) The Domain was reserved to the crown in 1812. During the 1830s and 1840s boats were occasionally built on temporary slips on the beach at Macquarie Point. (2) In 1855 an area including this site was leased to Captain Goldsmith for the erection of a patent slip. (3) Following the passage of 1909-1911 Defence Acts part of the former slipyard lease was made over to the Commonwealth Government for a Naval Depot and a drill hall was built for naval cadets in 1913. A number of additional buildings were built particularly in the 1920s and 1940s: most of these remain although subsequently altered. (4) A classroom block was built in 1940 on the site of the former parade ground. In 1961 a new boat shed was built on the site of an earlier shed built in 1929.

KEY SIGNIFICANT PERIODS AND THEMES

1912-1994 War: Preparing to face invasion/Going to war

PHASES OF DEVELOPMENT

4

REFERENCES

Australian Construction Services, Conservation and management plan: HMAS Huon, Hobart, Tasmania, 1995.

CONTEXT

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EXTANT ISSUES

N/A

DISTURBANCE HISTORY

N/A

RATING

Zone 0: No known archaeological potential at this location.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Hobart Rivulet – Domain Diversion Tunnel

ADDRESS

Lower Collins St under Cenotaph to Macquarie Point

LOCALITY

City/Queens Domain/Cenotaph

SULLIVANS COVE PLANNING SCHEME ZONE

Inner City Residential (Wapping); Sullivans Cove Mixed Use (Sullivans Cove Infill Zone); 'Regatta Point'

HISTORICAL PROFILE

(1) The Hobart Rivulet Domain diversion tunnel was constructed between c.1915 and c.1918/1922. It re-directed the flow of the rivulet from the earlier 'Gasworks Straits' diversion constructed in 1825 which broadly speaking is represented by the alignment of present day Evans Street. The Domain diversion tunnel is presently linked to the part of the earlier 1825 diversion known as the 'New Cut' which followed Collins Street. The 1825 works diverted the flow of the rivulet away from its natural course through Market Place enabling greater reclamation of land in the Central Cove area.

KEY SIGNIFICANT PERIODS AND THEMES

1915 – Present: Altering the environment for economy – regulating waterways & reclaiming land

PHASES OF DEVELOPMENT

1

REFERENCES

Austral Archaeology, *Hobart Port Access Cultural Heritage Assessment*; Photo of construction works in progress (AOT *Tasmanian Mail* 2 October 1919, p.19).

CONTEXT

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EXTANT ISSUES

The Hobart Rivulet Domain diversion tunnel remains intact and functional. It directs the flow of water underground from a twin culvert at the corner of Campbell and Collins Streets, under the Cenotaph hill to an outfall on the boundary of the Regatta Grounds and Hobart Port at Macquarie Point.

DISTURBANCE HISTORY

N/A

RATING

Zone 2: The Hobart Rivulet Domain diversion tunnel is of high historical and archaeological significance. It represented a major engineering feat for the period and is important in understanding the development of the city and its principal watercourse.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

The Cenotaph locality

ADDRESS

Macquarie Point

LOCALITY

Queens Domain

SULLIVANS COVE PLANNING SCHEME ZONE

'Regatta Point'

HISTORICAL PROFILE

(1) The site was part of an 1806 grant to Leonard Fosbrook but was resumed by the Crown in 1817. The exact location of buildings erected by Fosbrook is unknown but they had become dilapidated and were demolished. (2) In 1835 the site was selected as the location for one of a number of batteries to be established for the defence of the Derwent estuary. Work began in 1842 on a 7-gun battery on the site but the Queens Battery was not completed until 1865. (3) Between 1921 and 1925 a number of homeless families lived in tents and weatherboard shanties erected against the battery fence. (4) In 1924 the Queens Battery, now obsolete, was filled in and the present Cenotaph was built over the site in 1926. (4) In 1942 slit trenches were dug in the grassed area in front of the Cenotaph as air raid shelters for 750 employees at the Jones & Co. factory in Hunter Street.

KEY SIGNIFICANT PERIODS AND THEMES

1806-1817 Early settlement

1842-1924: 1942-5 War: Preparing to face invasion

1921-1925 Slums and homelessness

1926-Present Remembering the fallen

PHASES OF DEVELOPMENT

2

REFERENCES

Scripps, *Queen's Battery and Alexandra Battery - Historical Study*; Austral Archaeology *Queens Domain Cultural Heritage Management Plan*.

CONTEXT

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ARCHAEOLOGICAL VALUE/S

The archaeological resource consists of remains associated with the Queen's Battery including the Martin's hot shot oven installation. The oven which produced incendiary ordnance was unique in Australia.

EXTANT ISSUES

1917 Hobart Rivulet tunnel to Macquarie Point.

DISTURBANCE HISTORY

Minimal disturbance to Queen's Battery site. Covered over during landscaping of the Cenotaph surrounds.

RATING

Zone 2: High archaeological potential associated with Queen's Battery proven.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Royal Engineers Headquarters and Kings Yard

ADDRESS

Macquarie Street

LOCALITY

Macquarie Point

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)/Sullivans Cove 'Gateway & Transport

HISTORICAL PROFILE: (1) The site was part of an 1806 grant to Leonard Fosbrook but was resumed by the Crown in 1817. The exact location of buildings erected by Fosbrook is unknown but they had become dilapidated and were demolished. (2) According to the recommendations of the Land Commissioners' report of 1826 the Government lumber yard was established on the site. A number of workshops were erected around a quadrangle known as the Kings Yard. Articles were made by convict mechanics for the various public works, which at that time came under the supervision of the Royal Engineers. The present building was erected in 1846 -7 on a previously vacant site and the former offices became barracks etc. (3) Following the cessation of transportation and the diminishing number of convicts in the system, the buildings were no longer used for public works purposes and the space became the drill yard of the local volunteer forces. The remaining workshops(?) were demolished when the railway turntable was built on the site of the drill yard in 1914.

KEY SIGNIFICANT PERIODS AND THEMES

1827-1850s Engineering and construction/Convictism/Colonial Government

1850s-c. 1900 War: Preparing for invasion

1914-1975 Transport: Railways

PHASES OF DEVELOPMENT

2

REFERENCES: Austral Archaeology, *Hobart Port Access Study*; C. Craig, 'Early town planning in Hobart' in RSTPP 1944; MDB Plan 1897 series Sheet 2.

CONTEXT: Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

ARCHAEOLOGICAL VALUE/S: The archaeological resource consists of remains associated with the Kings (Lumber) Yard include. workshops and wharf.

EXTANT ISSUES: The quarry face forming the backdrop to the Royal Engineers building is one of several in the Queens Domain locality that are known to have supplied material for a variety of 19th century works. Dolerite extracted from the quarry (pre 1840 – c. 1870) was used in land filling activities that culminated in the formation of Franklin Wharf.

DISTURBANCE HISTORY: Aside from construction of the rail turntable there appears to have been minimal disturbance to the yard.

RATING

Zone 2: High archaeological potential associated with Kings Yard workshops. Remains of the features have the ability to increase current understanding of the State's principal 19th century works depot which supplied materials necessary for implementation of major infrastructure projects of the period. Archaeological evidence linked to the variety of yard functions is likely to be rare at the national level.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Former Railyards

ADDRESS

Macquarie Point

LOCALITY

Macquarie Point

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove 'Gateway'

HISTORICAL PROFILE

(1) The site was part of an 1806 grant to Leonard Fosbrook but was resumed by the Crown in 1817. The exact location of buildings erected by Fosbrook is unknown but they had become dilapidated and were demolished. (2) The site, partly reclaimed, between the Kings Yard and the eastern shoreline of Macquarie Point became the site of the government abattoirs in 1858 (as recommended by the Land Commissioners in 1826). The complex included an extensive range of cattle pens, slaughter houses and a residence. (3) In 1908 a new abattoir was built at Derwent Park and the buildings at Macquarie Point were demolished. Following the construction of a turntable for the railways on the site of the Kings Yard in 1914, this site became part of the extended rail yard and new train sheds and sidings were constructed.

KEY SIGNIFICANT PERIODS AND THEMES

1806-1817 Early settlement

1858-1908 Feeding people: Processing food

1914-1975 Transport: Railways

PHASES OF DEVELOPMENT

3

REFERENCES

Austral Archaeology, *Hobart Port Access Study*; MDB Plan 1897 series Sheet 2: TM 28 May 1914; Wapping History Group, *Down Wapping*.

CONTEXT

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ARCHAEOLOGICAL VALUE/S

The archaeological resource consists of remains associated with the c.1858 abattoir.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Extensive rail yard infrastructure likely to have extensively disturbed abattoir structures.

RATING

Zone 0: Low archaeological potential taking into consideration the likely fragile nature of abattoir remains and the magnitude of subsequent industrial (ie, railyard) development.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

ABC Centre

ADDRESS

Railway Roundabout

LOCALITY

Macquarie Point

SULLIVANS COVE PLANNING SCHEME ZONE

Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) The site was part of an 1806 grant to Leonard Fosbrook but was resumed by the Crown in 1817. The exact location of buildings erected by Fosbrook is unknown but they had become dilapidated and were demolished. (2) A carriage drive was built from the end of Macquarie Street around the Domain in 1843-4. (3) Land was alienated from the Domain to provide a site for the terminus and Hobart Station of the Tasmanian Main Line Railway which opened in November 1876. The railway cut across the carriage drive. (4) A number of original buildings were demolished in the 1950s when new concrete platforms were constructed. (5) The railway ceased to operate in 1975. Subsequently many of the remaining structures were demolished. The former main station building became part of the new ABC Centre. (6) In 1985 Davey Street was extended along the line of the old carriage drive.

KEY SIGNIFICANT PERIODS AND THEMES

1806-1817 Early settlement

1840s - Organised recreation: Parks and gardens

1876-1975 Transport: Railways

PHASES OF DEVELOPMENT

6

REFERENCES

Scripps, *Sandy Bay Selfs Point Sewerage Project - Historical research*; A. McGowan, *An archaeological resource statement for the proposed Davey Street extension*; Scripps, *Central Hobart - A thematic study*.

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Extensive c1950 rail yard modernisation likely to have extensively disturbed earlier railway buildings.

RATING

Zone 0: Low archaeological potential/limited research potential/high disturbance.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Tasmanian Museum and Art Gallery

ADDRESS: Macquarie Street

LOCALITY: Central Cove

SULLIVANS COVE PLANNING SCHEME ZONE: Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE: (1) The surviving Commissariat Issuing Store was built in 1808-1810. The surviving Private Secretary's Cottage was built c.1814. In the 1820s additional buildings were built around the Commissariat court yard - the surviving Bond Store in 1824 and a warehouse in 1829. During the same period a Commissariat Store Keeper's Cottage was built near the Argyle Street end of the 1810 building and a Commissariat Store Office was built near the Dunn Street end. (2) In 1862 the first stage of the Tasmanian Museum was built on the corner of Argyle and Macquarie Streets partly on the site of the 1820s Store Keeper's Cottage. In 1870 the Queens Warehouse was built on the site of the 1829 warehouse. In 1886 the second stage of the museum was built along the Argyle Street frontage. The area at the corner of Davey and Argyle Streets was leased to various individuals as a coal or timber yard. In 1902 the surviving Customs House was built in Davey Street next to the Bond Store. In the 1930s (?) an X-ray clinic for mass TB screenings was built on the site of the 1820s Commissariat Store Office. (3) In 1964 a new wing was built on the Argyle and Davey Street corner on the site of the old timber yard. (4) In the 1980s the X-ray Dept building was demolished and the area landscaped.

KEY SIGNIFICANT PERIODS AND THEMES

1808-1869 Colonial government

1862-Present Arts and sciences: Museums and art galleries (?)

1930s-1970s Medical and dental services

PHASES OF DEVELOPMENT : 3?

REFERENCES: TMAG "Commissariat Issuing Store - Statement of Cultural Significance"; Freeman Collett & Partners, *Private Secretary's Residence/Museum Cottage, Tasmanian Museum and Art Gallery Conservation Plan*, 1996(?); Austral Archaeology, *Dunn Place Archaeological Heritage Assessment*.

CONTEXT: Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

The Central Cove area is based on the 1840s - 1850s reclamation and development of Franklin Wharf. This was the location of port administration and a wider range of business than on the marginal wharves, while warehousing was much less in evidence. Industrial enterprises such as Risby's Mill and the flour mills (later Gibson's) were part of the initial phase of development, not a later diversification as at Old and New Wharves.

EXTANT ISSUES: Cove escarpment - topographical landmark delineating original shoreline from subsequent reclamation.

DISTURBANCE HISTORY: Variable disturbance arising from a range of developments on the site over time, c1964 development likely to have had greatest impact on archaeological values.

RATING

Zone 2: High archaeological potential applicable in selected locations within the TMAG precinct. Potential proved in museum courtyard and around Private Secretary's Residence.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Domain Slipyards

ADDRESS

Macquarie Point

LOCALITY

As Above

SULLIVANS COVE PLANNING SCHEME ZONE

'Regatta Point'

HISTORICAL PROFILE

(1) The Domain was reserved to the crown in 1812. During the 1830s and 1840s boats were occasionally built on temporary slips on the beach at Macquarie Point. (2) In 1855 an area including this site was leased to Captain Goldsmith for the erection of a patent slip. (3) The Hobart Marine Board assumed control of the yards in 1914 and laid down a larger slip. (4) The slips were again remodelled in the late 1920s to accommodate the Hobart- Bellerive vehicular ferry.

KEY SIGNIFICANT PERIODS AND THEMES

1855- present, Harbour Facilities

PHASES OF DEVELOPMENT

4

REFERENCES

Australian Construction Services, Conservation and Management Plan: HMAS Huon, Hobart, Tasmania, 1995; Austral Archaeology Queens Domain Cultural Heritage Management Plan.

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

ARCHAEOLOGICAL VALUE/S

Archaeological resource potential linked to existing facility and to any surviving pre 1900 evidence of slipyard infrastructure.

EXTANT ISSUES

Current facility is a rare example of a largely intact c1900 slipyard.

DISTURBANCE HISTORY

Continued evolution of slip facility - functional improvements but no known episode of wholesale disturbance.

RATING

Zone 2: The high archaeological potential of the slip yards is linked to earlier phases of slipyard complex development. Beyond broad contextual understanding of the chronology of the place, details of the site's history are poorly understood. The site presents an opportunity to understand the evolution of an early harbour facility of pivotal importance that has wider historical associations (ie, with the whaling industry).

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Wapping Project Precinct

ADDRESS: Area bounded by Campbell, Liverpool & Macquarie Streets and the Brooker Highway (excluding the Roberts/Woolstore Apartments site).

LOCALITY: Wapping

SULLIVANS COVE PLANNING SCHEME ZONE: Inner City Residential (Wapping)

HISTORICAL SUMMARY: (Numerous Development Phases - consult references for itemised site profiles). Wapping developed on the low lying marsh between the mouths of the Hobart rivulet and the Park Street Creek in close proximity to the Old Wharf. In the early 19th century Wapping contained a higher proportion of masonry buildings than the rest of Hobart. Many of the buildings survived for a long period, accumulating evidence of a poorly documented community in a rather notorious neighbourhood. Economic depression, construction of the New Wharf and repeated suffering from rivulet floods led to stagnating land values and a proliferation of cheap housing followed by the establishment of noxious industry in the area between c1870 and 1900.

KEY SIGNIFICANT PERIODS AND THEMES

1811 Early settlement

1820s- 1960s? Manufacturing

PHASES OF DEVELOPMENT : Range b/w 1 & 4

REFERENCES: Austral Archaeology, *Archaeological & Heritage Fabric Assessment*. Austral Archaeology, *Test Excavations (2 Stages)*.

CONTEXT: Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

At State level, the built environment of Sullivans Cove is important for its physical record of the evolution of a principal trading port, founded on convict labour, and demonstrative of a pattern of substantial mercantile, commercial and industrial development. Both the remnant fabric and archaeological deposits present important evidence of a past waterfront community in which a wide range of residential, commercial and industrial entities co-existed.

ARCHAEOLOGICAL VALUE/S

The archaeological resource is a potential repository of information that has the ability to throw light on the early history of Hobart, specifically the life of the common person and of the Wapping community. Tangible physical evidence off the place (ie, exposure of house and hotel foundations, roads and laneways, cesspits and privies etc) has the capacity to provide modern day people with the means to grasp a vision of the scale and reality of life in Wapping.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Variable disturbance across the site. Depth of archaeological deposits, particularly over extensive areas of the former MTT block indicates that minimal 'apocalyptic' disturbance is likely to have occurred except in areas where there have been deep disturbances.

RATING

Zone 2: High archaeological potential. Selected areas within the precinct have been afforded this rating on the grounds they exhibit proven potential to yield information that is not currently known, that is of potential community benefit and which contributes to Tasmania's historic cultural heritage.

SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

PLACE NAME

Parliament House

ADDRESS

Hobart

LOCALITY

As Above

SULLIVANS COVE PLANNING SCHEME ZONE

'Sullivans Cove Mixed Use (Sullivans Cove Infill Zone)

HISTORICAL PROFILE

(1) Site on shore margins which sloped steeply and diagonally from a point near Despard Street, across that which became the northern corner of Parliament House to the far side of Salamanca Place. A number of streams entered the river immediately south of the building. (2) c1830s reclamation associated with the New Wharf development. (3) First constructed as a Custom House 1835-1840 of stone quarried from the Domain, the structure incorporated a series of brick vaulted stores at basement level which extended across the length of the building. (4 - 6) c.1856 - 1980 A series of developments and extensions to accommodate Parliamentary function.

KEY SIGNIFICANT PERIODS AND THEMES

1855- present, Harbour Facilities

PHASES OF DEVELOPMENT

6

REFERENCES

Austral Archaeology, *Parliamentary Precinct Conservation Plan*.

CONTEXT

Sullivans Cove is important in the national context as the most intact 19th century trading port in Australia. Uniquely, it retains a high density of heritage sites and a continuing tradition of maritime activities.

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ARCHAEOLOGICAL VALUE/S

Archaeological resource potential linked to structural details associated with the existing building.

EXTANT ISSUES

N/A

DISTURBANCE HISTORY

Minimal disturbance to identified archaeological resource.

RATING

Zone 2: The high archaeological potential of the former Custom House/Parliament building includes the basement level (where pre-1835/no later than 1840 services have been identified at depth) and extends to encompass the ground floor external site environment.

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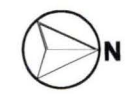
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HISTORIC LAND USE MAPS

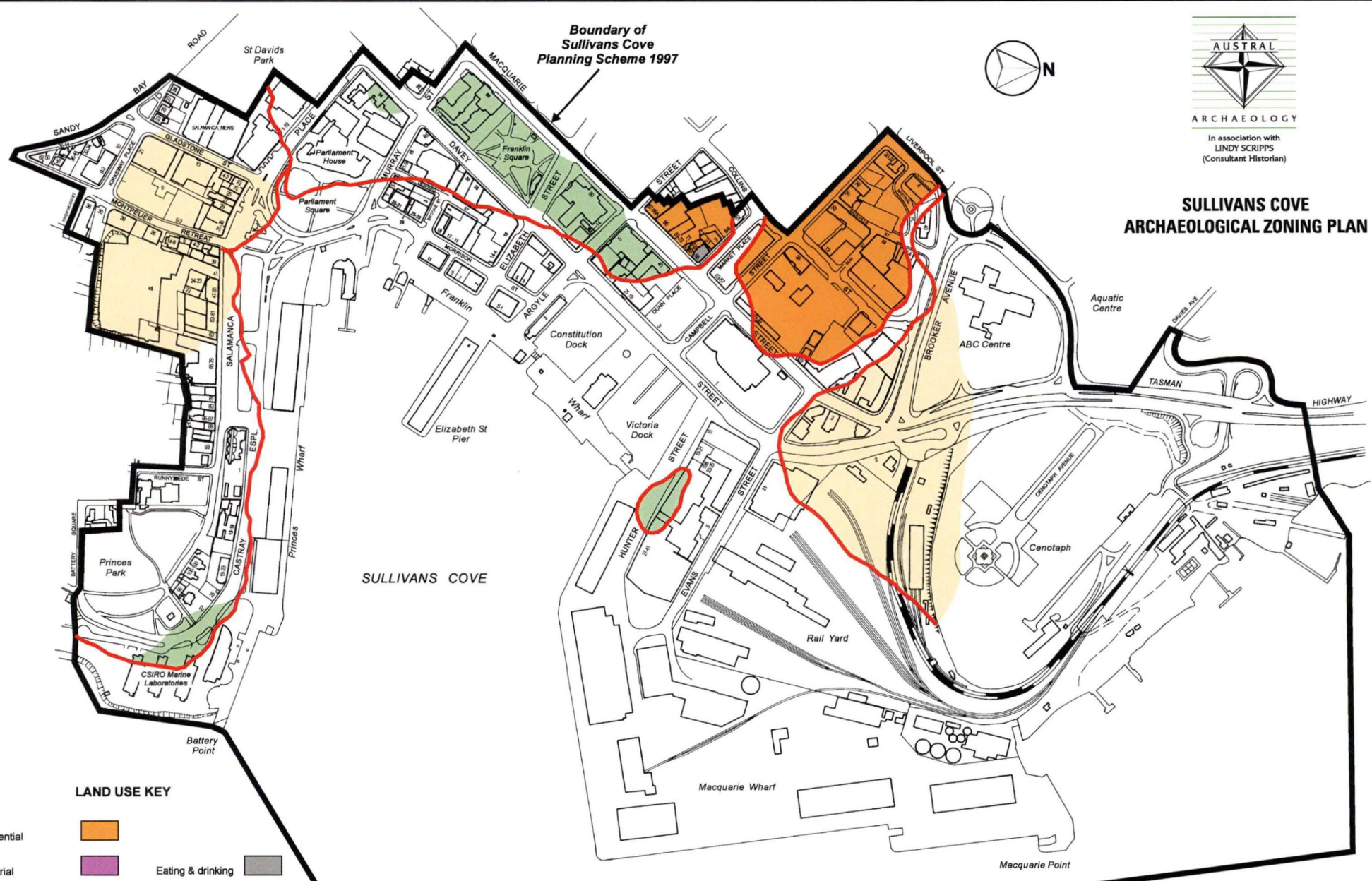


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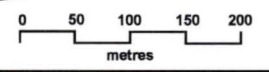


Boundary of
Sullivans Cove
Planning Scheme 1997



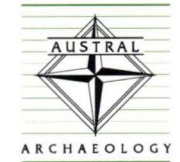
LAND USE KEY

- | | | | |
|--------------------|--|----------------------------|--|
| Residential | | Eating & drinking | |
| Industrial | | Cultural/Religion | |
| Government/Defence | | Reclamation | |
| Agricultural | | Extent of Port Development | |
| Commercial/Retail | | | |



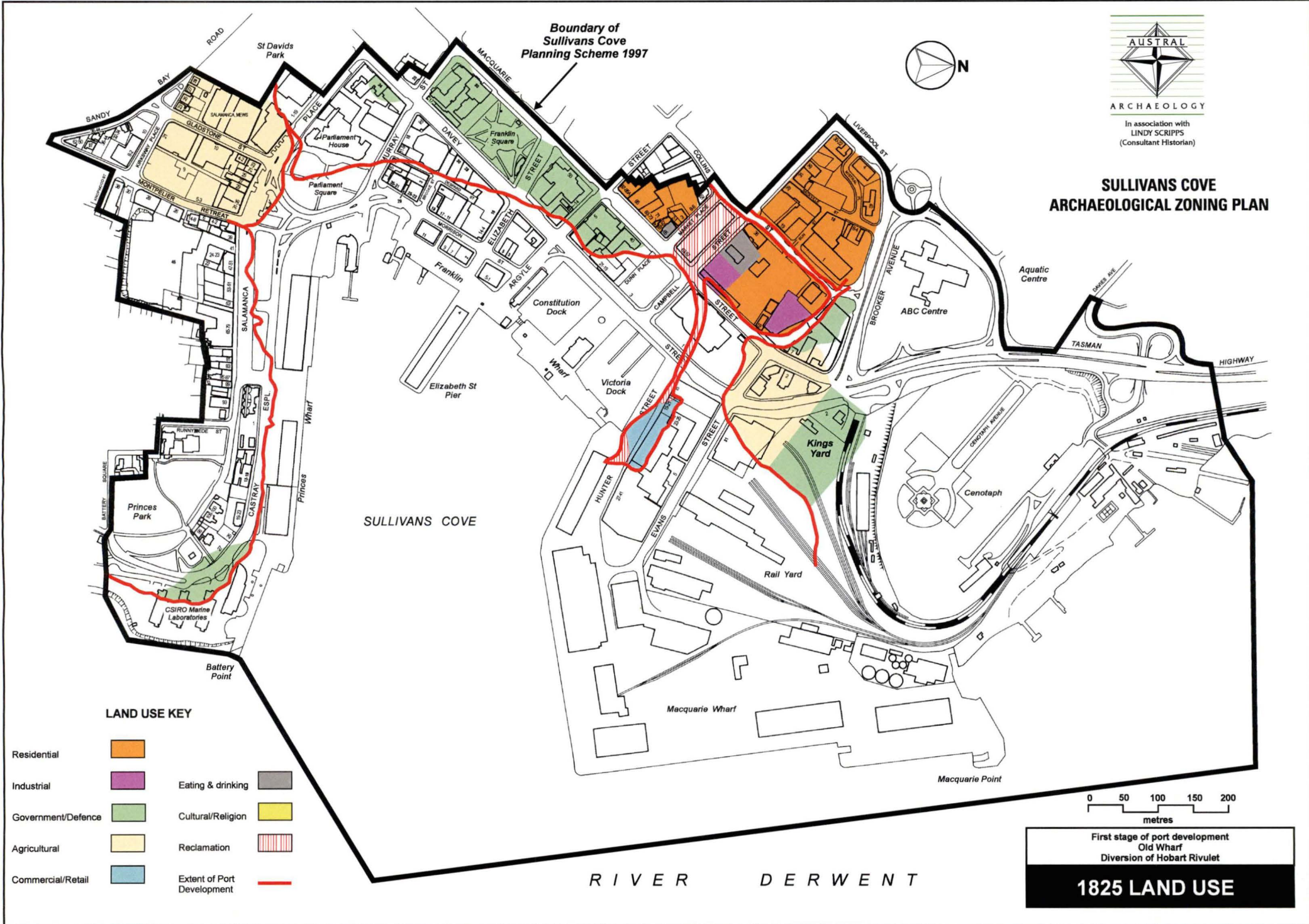
**EARLY SETTLEMENT
LAND USE**

R I V E R D E R W E N T



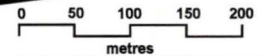
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SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN



LAND USE KEY

Residential		Eating & drinking	
Industrial		Cultural/Religion	
Government/Defence		Reclamation	
Agricultural		Extent of Port Development	
Commercial/Retail			



First stage of port development
Old Wharf
Diversion of Hobart Rivulet

1825 LAND USE

R I V E R D E R W E N T

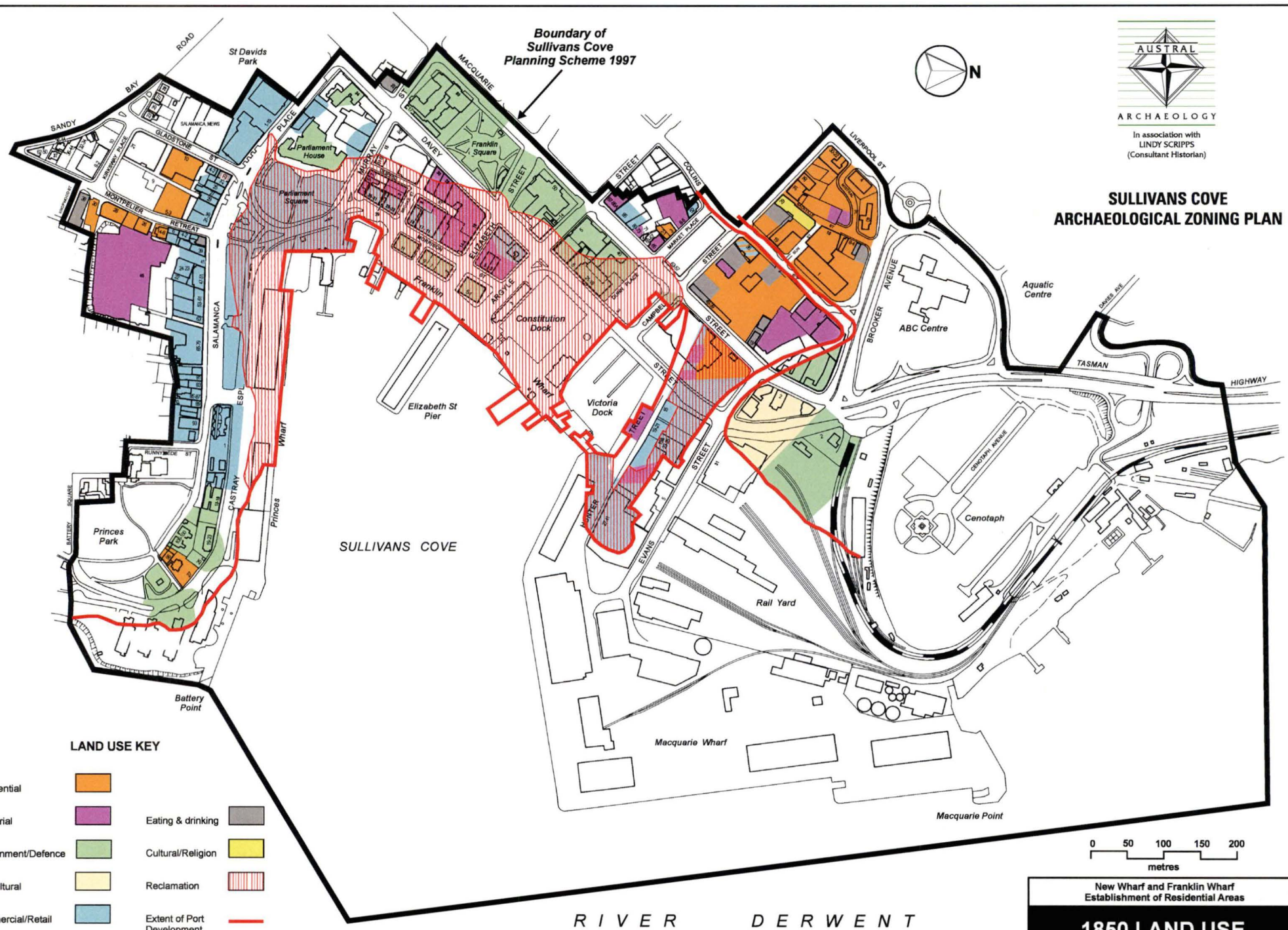


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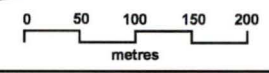


Boundary of
Sullivans Cove
Planning Scheme 1997



LAND USE KEY

Residential		Eating & drinking	
Industrial		Cultural/Religion	
Government/Defence		Reclamation	
Agricultural		Extent of Port Development	
Commercial/Retail			



New Wharf and Franklin Wharf
Establishment of Residential Areas
1850 LAND USE

R I V E R D E R W E N T

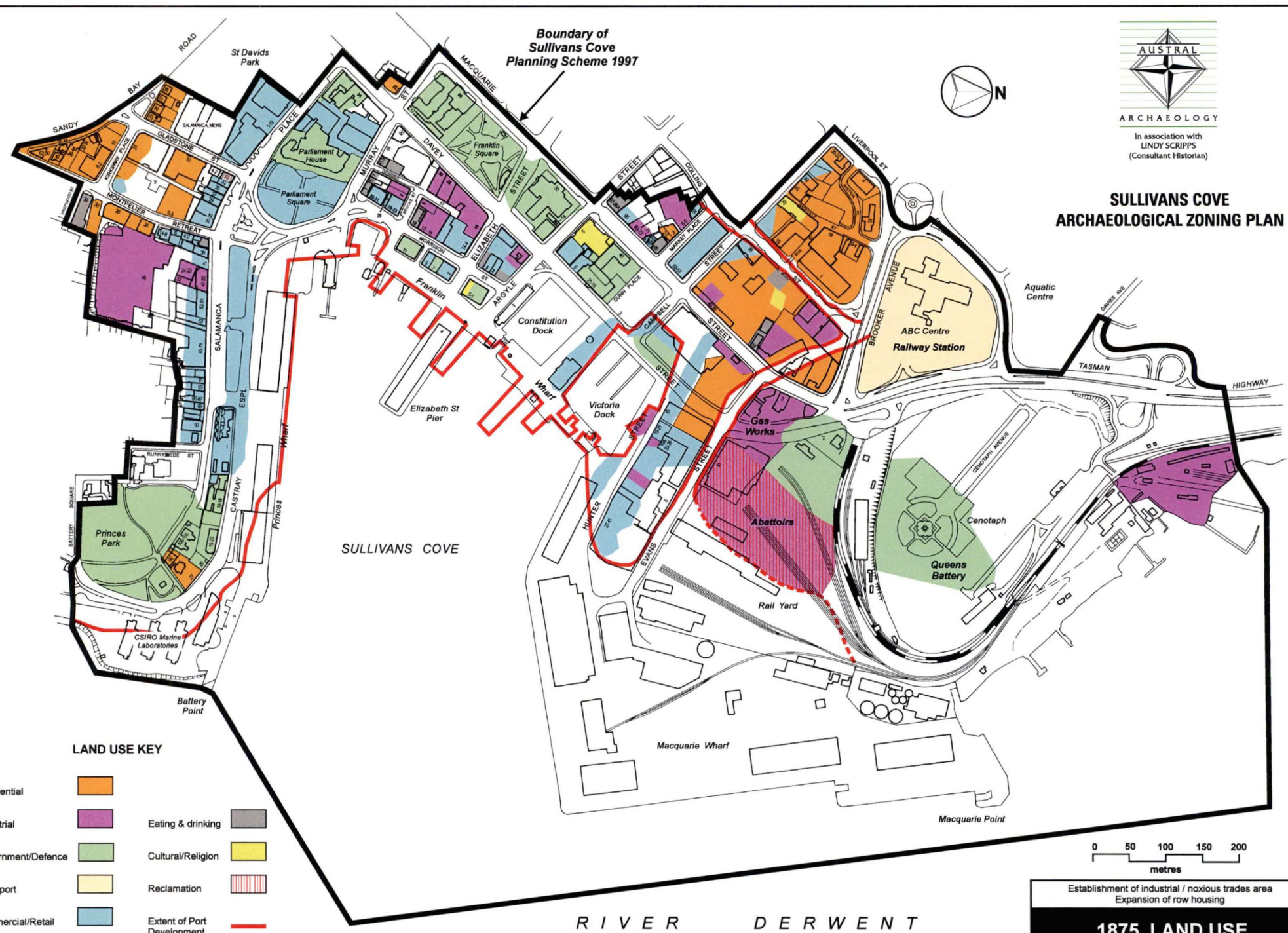


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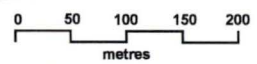


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Planning Scheme 1997



LAND USE KEY

Residential		Eating & drinking	
Industrial		Cultural/Religion	
Government/Defence		Reclamation	
Transport		Extent of Port Development	
Commercial/Retail			



Establishment of industrial / noxious trades area
Expansion of row housing
1875 LAND USE

R I V E R D E R W E N T

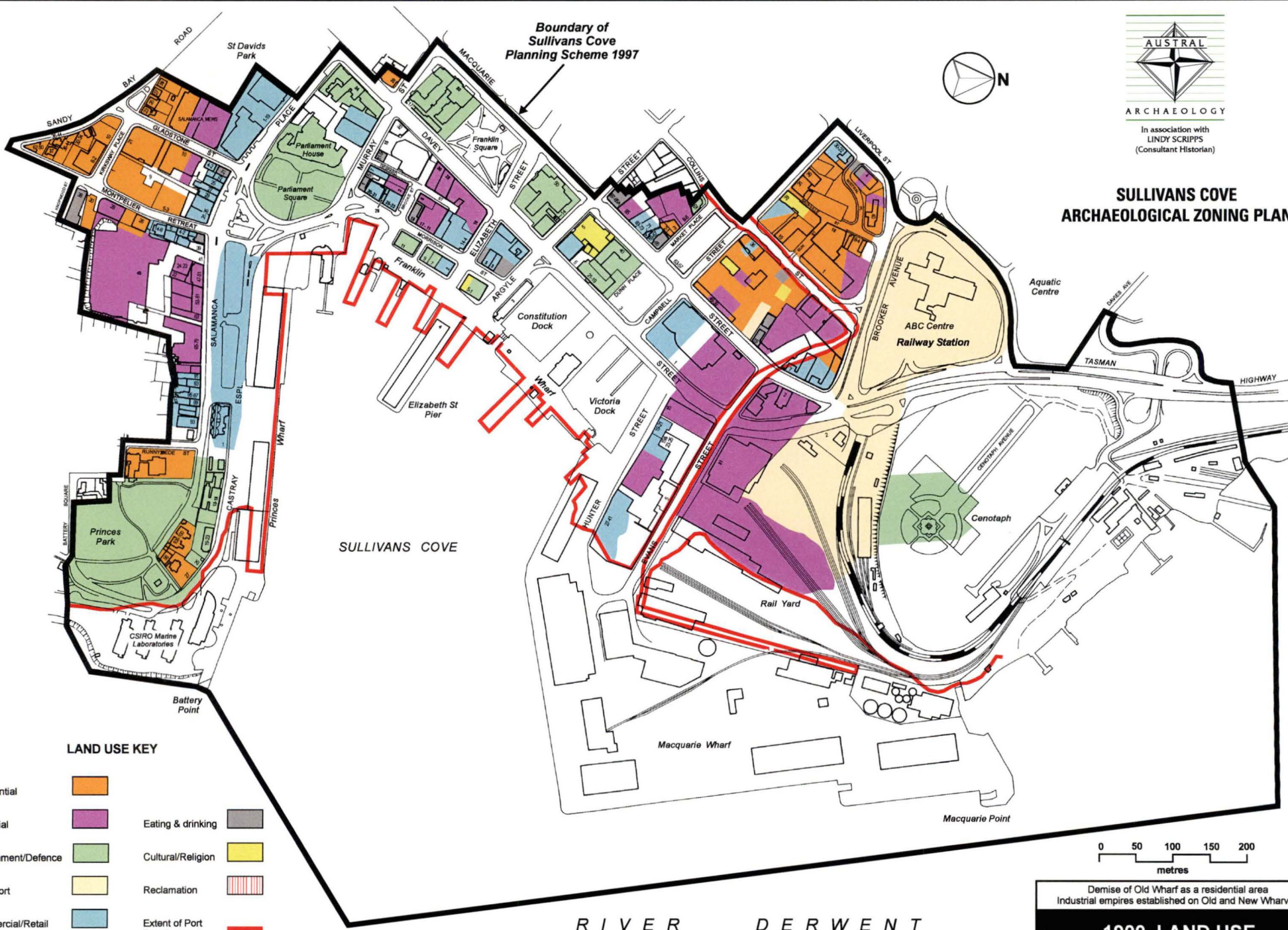


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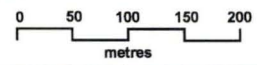


Boundary of
Sullivans Cove
Planning Scheme 1997



LAND USE KEY

- | | | | |
|--------------------|--|----------------------------|--|
| Residential | | Eating & drinking | |
| Industrial | | Cultural/Religion | |
| Government/Defence | | Reclamation | |
| Transport | | Extent of Port Development | |
| Commercial/Retail | | | |



Demise of Old Wharf as a residential area
Industrial empires established on Old and New Wharves

1900 LAND USE

R I V E R D E R W E N T



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SULLIVANS COVE ARCHAEOLOGICAL ZONING PLAN

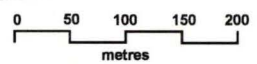


Boundary of Sullivans Cove Planning Scheme 1997



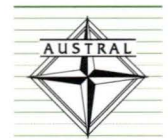
LAND USE KEY

- Residential
- Industrial
- Government/Defence
- Transport
- Commercial/Retail
- Eating & drinking
- Cultural/Religion
- Reclamation
- Extent of Port Development



Division of Hobart Rivulet
Beginning of major reclamation of Macquarie Point
1925 LAND USE

R I V E R D E R W E N T

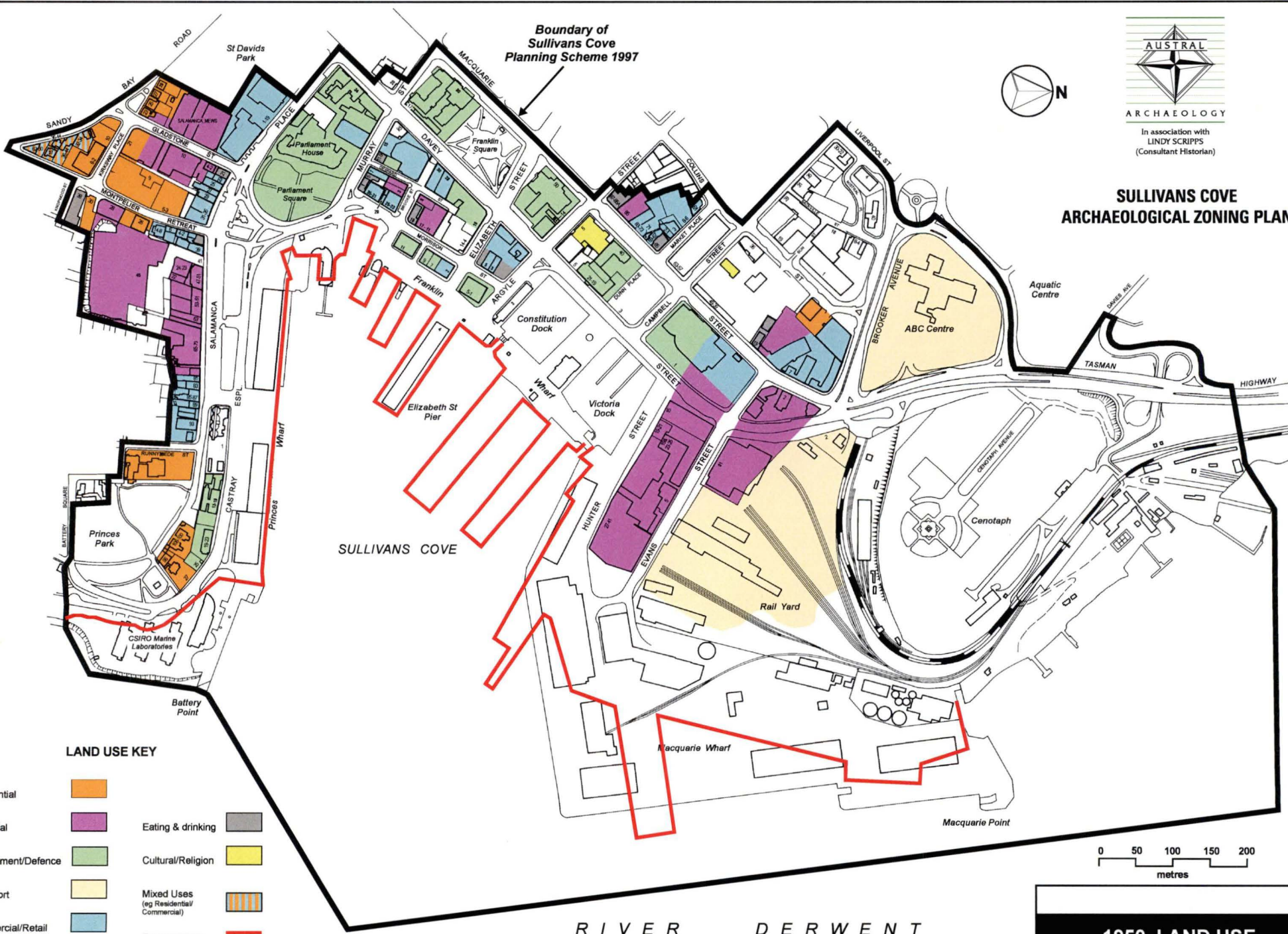


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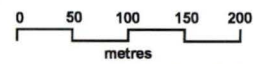


Boundary of
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Planning Scheme 1997



LAND USE KEY

- | | | | |
|--------------------|--|---|--|
| Residential | | Eating & drinking | |
| Industrial | | Cultural/Religion | |
| Government/Defence | | Mixed Uses
(eg Residential/
Commercial) | |
| Transport | | Extent of Port
Development | |
| Commercial/Retail | | | |



1950 LAND USE

R I V E R D E R W E N T